

ADDENDUM # 1

**CITY OF TORRANCE
3031 Torrance Blvd.
Torrance, CA 90503**

BID NO. B2023-22

Bid for Emergency Operations Center at Torrance Municipal Airport

ADDENDUM # 1- Issued 07/25/2023

THE FOLLOWING CHANGES ARE HEREBY INCORPORATED INTO AND MADE A MANDATORY PART OF SUBJECT BID:

CLARIFY: The Bid Due Date remains on **Wednesday, August 2, 2023 by 3:00 PM** in the Office of the City Clerk, 3031 Torrance Blvd., Torrance, CA 90503.

CLARIFY: Updated plans, specifications, and narrative of changes are available online for viewing and printing at: <https://www.torranceca.gov/government/general-services/completed-projects>

Below are questions raised during the bid preparation period with answers in bold:

1. Sheet E200 calls out for New EP Panel at breakout room 104. After reviewing Electrical drawings, it is not clear how is the 3inch conduit being ran for the new EP Panel that is fed from existing mains. There is nothing on the plan that shows any possible routes, underground or through building. The length of run shown on plans around 230ft.

PBS Response:

E200 has been revised to show conduit routing up through roof and over to the new building.

2. After reviewing plumbing drawings. It looks like the existing building isn't sprinklered. Please confirm if existing building is has a sprinkler system. If not, are we supposed to sprinkler the existing building along with the expansion?

AWu-GS Response:

The existing building has fire sprinklers at the main lobby only. The existing building fire sprinkler system is to remain as-is. The fire sprinkler scope-of-work for this project is only at the new building.

3. Details 2 and 3 on sheet S-1.2 call for a 400S137-43 stud. This is a 4" wide 18ga(43ml) stud with 1-3/8" flanges. However, detail 7/S-1.2 calls for all flanges to be 1-5/8" and notes all studs to be "600S162-54 TYP" which is 16ga (54ml). Please clarify the flange width on all studs as either 1-3/8" or 1-5/8" and the gauge as either 18ga (43ml) or 16ga (54ml). Note: details 2, 5, 7, and 8/S-3 call for 600S162-43 studs at 16" O.C. TYP.

Century Structural Engineers Response:

We will revise details 2 & 3 on sheet S-1.2 to 362S162-43 for studs and 362T150-43 for track. All studs are 1-5/8" flange width typ.

4. Detail 7/S-1.2 calls for a stud at the top of the parapet (600S162-43). This should be a track. Please clarify the track nomenclature (600T??-43).

Century Structural Engineers Response:

Detail 7/S-1.2 will be revised to call out a track at the top of parapet. The track nomenclature for this detail is 600T200-54.

5. Detail 7/S-1.2 calls for a C516 strap. Should this be a Simpson CS16 strap? This appears to be for a wood framed project. Is this the correct type of material to use over metal studs (maybe use 1-1/2" 16ga flat strap)?

Century Structural Engineers Response:

This is a CS16 strap. Detail 7/S-1.2 will be revised to call out CS16. The CS16 strap can be used for either wood or metal framing per Simpson documents.

6. Detail 5/S-3 calls for a top track 600T162-43. Tracks are not made with an 1-5/8" leg. Please clarify if the top track should be 600T150-43 or 600T200-43?

Century Structural Engineers Response:

Top track for this detail is 600T200-54. We will revise this detail accordingly.

7. Details 13 and 14/S-3 call for 350S162-43 studs with 365T150-43 tracks. 350S162-43 studs are rare and used primarily to match up with traditional 2" x 4" wood stud walls as the finish dimension of the wood stud is 1-1/2" x 3-1/2". The 350S162-43 stud can also have long lead times as they are not used very much. Also, a 356T150-43 track does not exist. Please confirm the studs should be 362S162-43 and the tracks should be 362T150-43 which are very common materials and present no long lead times.

Century Structural Engineers Response:

Confirmed, for these details studs should be 362S162-43 and tracks should be 362T150-43. We will revise this detail accordingly.

8. Details 9 and 11/S-5 call for a 2" long weld at all top and bottom tracks to stud connection. The studs have an 1-5/8" flange. Please confirm the length of weld should be 1-5/8" in lieu of a 2" weld.

Century Structural Engineers Response:

Use 1-1/2" long welds for these details. We will revise the details accordingly.

9. Section 054000 Cold-Formed Metal Framing, paragraph 1.4-A-1 calls for Shop drawings and Calculations for the metal stud framing system. It appears that the structural drawings have already been detailed out with stud size, spacing, connection types, etc. We also could not find a list of "Deferred Approvals" on the drawings. Are shop drawings and calculations really required for this project?

AWu-GS Response:

The submittal should include schedules, product data, and additional drawings if required to show how the Contractor intends to construct the work per design intent of the plans. The 'calculations' will be shown on product data sheets which the Structural Engineer needs to review to make sure they follow the design intent.

Regarding deferred approvals, please see the G001 title sheet under 'Project Description'. Within 'Building Data' it is indicated that Fire Sprinklers are a deferred approval for this project. Also see P002, Fire Protection Notes #1 that the fire protection system shall be under a design-build contract.

10. Section 09 22 16 Non-Structural Metal Framing, paragraph 1.3-A-2 calls for Shop Drawings. The only non-structural wall is wall type 4 (approximately 40 lf). Are shop drawings really required for this project for wall type 4?

AWu-GS Response:

The submittal should include schedules, product data, and additional drawings if required to show how the Contractor intends to construct the work per design intent of the plans. The 'calculations' will be shown on product data sheets which the Structural Engineer needs to review to make sure they follow the design intent.

11. Section 09 22 16, Paragraph 2.2-J calls for Security Mesh. Where does this apply?

AWu-GS Response:

This does not apply to the project and shall be deleted from this specification.

12. Section 09 24 23 Cement Plaster and Metal Lath, paragraph 1.05-A-1 and 2 call for a mockup separate from the building and a mockup as part of the building, respectively. Please confirm the mockup will be part of the building. If the mockup is to be built separately from the building, then please provide a plan and section cut including the supporting structure, slab, structural steel, etc., to support the plaster.

AWu-GS Response:

A plaster and lath mockup will not be required for this project.

13. Section 09 24 23, paragraph 1.02-A calls for "Three coat 7/8" plaster, with fiberglass reinforcing mesh on metal lath ...". The fiberglass reinforcing mesh known as a "Crack-Shield" is embedded in a special basecoat separate from the brown coat. The fiberglass reinforcing mesh and basecoat is not specified anywhere else in this specification. Please confirm that a fiberglass mesh and basecoat are not required.

AWu-GS Response:

The fiberglass reinforcing mesh will not be required for this project.

14. Section 09 29 00 Gypsum Board, paragraph 2.2-A calls for Moisture-Resistant Gypsum Backing Board. This is the only type of interior drywall specified. Please confirm all interior drywall shall be Moisture-Resistant which is a premium over regular Type X drywall.

AWu-GS Response:

Confirmed – all interior drywall to be moisture-resistant.

15. It appears a few of the Protect-In-Place light posts will need to be removed and reinstalled to accommodate a wide enough area for earth-moving machinery to access the space. Please confirm we shall incorporate removing and relocating (2) light posts in our proposal.

AWu-GS Response:

This is up to the Contractor if they need to remove and reinstall light posts.

16. Per note 29 on sheet C201 we are to remove a section of what appears to be perimeter fencing, please confirm that this opening will be acceptable or if additional security measures shall be implemented.

AWu-GS Response:

New fencing is to be installed to secure the perimeter, see A201 site plan. Contractor is to install temporary fencing as required to secure the site per specifications 01 5000, 1.11.

17. Please confirm temp fencing requirements for this project. Shall driven posts be factored or base plates with sandbags?

AWu-GS Response:

See specifications 01 5000, 1.11.B.1: Posts shall be set in the earth a depth of 24-inch with soil firmly compacted around post.

18. Please confirm that a larger materials storage and spoils area can be accommodated for this project.

City of Torrance Response:

Please see attached photos on pages 5-7 for staging and parking areas. Contractor is responsible for returning the staging area to original state, i.e., grass (sod), trees/shrubs, irrigation, planter curbs, etc.

Note: The area designated for temporary parking spaces (page 5) required to be open/available to the public, however may be coned off and closed intermittently as needed with airport operations approval.

19. Please confirm SWPPP records & log submission intervals if applicable.

City of Torrance Response:

This project has a disturbed area of less than 1 acre so a SWPPP does not need to be prepared. However BMPs for contractor activities shall be continuously implemented. BMPs for erosion control and sedimentation shall be implemented during the period from October 15 to April 15, and whenever the National Weather Service predicts rain within 24 hours. BMPs for erosion control and sedimentation shall also be implemented prior to the commencement of any contractor activity or construction operation that may produce run-off, and whenever run-off from other sources may occur. The CITY, as a permittee, is subject to enforcement actions by the State Water Resources Control Board, the Environmental Protection Agency and private citizens. The CITY may assess the Contractor a penalty of \$1,000 for each calendar day that the Contractor has not fully implemented the appropriate BMPs and/or is otherwise in noncompliance with these provisions. In addition, the CITY will deduct, from the final payment due the Contractor, the total amount of any fines levied on the CITY, plus legal and staff costs, as a result of the Contractor's lack of compliance with these provisions and/or less than complete implementation of the appropriate BMPs.

20. Please confirm the working hours for this project.

City of Torrance Response:
Working hours will be 7:00 a.m. – 5:00 p.m.

21. Please confirm if there are citizenship requirements for this project.

City of Torrance Response:
Contractors and subcontractors on public works projects are required to submit certified payroll records (CPRs) to the Labor Commissioner using DIR's electronic certified payroll reporting system. Social security numbers are required in order to report hours in the DIR online system. For additional information please visit the Department of Industrial Relations (DIR): <https://www.dir.ca.gov/public-works/certified-payroll-reporting.html>

22. Please confirm if there is a preferred fire alarm contractor for this project.

City of Torrance Response:
Our preferred vendor is:

First Choice Fire Protection
550 Patrice Pl # E, Gardena, CA 90248
Phone: (310) 329-6677

23. Please confirm if there is a preferred fire sprinkler for this project.

City of Torrance Response:
Our preferred vendor is:

First Choice Fire Protection
550 Patrice Pl # E, Gardena, CA 90248
Phone: (310) 329-6677

24. Please confirm that the City of Torrance will handle the access control and security scope for this project.

City of Torrance Response:
The City of Torrance will handle access control and security under a separate contract after construction is completed.

25. Please confirm that the data cabling shall be handled by the City of Torrance.

City of Torrance Response:
Yes, the City of Torrance is handling the data cabling. Contractor is responsible for data conduits/pathways per plans.

26. Please confirm there are no BMS or DDC controls required on this project.

AWu-GS Response:
Confirmed, no BMS or DDC controls required.

27. Please confirm that existing Men's RR 5 will be allowed to be temporarily shut down for new plumbing connections required in the spaces. If yes, shall we factor a temporary restroom facility for this, or will there be additional airport staff restrooms?

City of Torrance Response:

Yes, the contractor is to provide a temporary restroom facility during the shut down for new plumbing connections.

28. Detail 6/A501 shows a new exterior wall adjacent to an existing exterior wall approximately 9" apart from each other. The detail calls out a "Vapor Barrier" on the exterior side of the new wall. We are assuming this is the Tyvek material (Air and Water barrier) specified in Section 07 2719 Plastic Sheet Barriers. Tyvek come on a roll and is specified to be mechanically attached to the studs. The specification also states to tape the seams of the Tyvek material. This cannot be accomplished as there is no access to the side of the wall the Tyvek is shown to be on. Please clarify then intent of the vapor barrier location on this wall.

AWu-GS Response:

The vapor barrier can be deleted as this is an interior wall. The expansion joint at the roof and wall will be updated with additional notes to call out a transition cover at the roof-to-wall joint and an end cap/boot at the ground level, making this a watertight expansion joint.

Please return this addendum with your bid proposal. Failure to acknowledge addenda and submit it with your proposal may render the proposal non-responsive and cause it to be rejected. I hereby acknowledge receipt of this addendum.

Name of Company

Address

City State Zip Code