

## Q&A's

**Set 1** Released via Addendum 1 02/22/2021 4:48 PM (PST) – 34 questions

**1.1** Can you specify size and how many tons of cooling is required for temp...

Question

Can you specify size and how many tons of cooling is required for temp cooling

Answer

Roughly speaking, the Gymnasium is 92 Tons, Dance Classrooms 25 Tons, Office Areas 18 Tons. (Please see cooling coil schedule on sheet M013 for additional information) Assumptions will need to be made for A300. NOTE: Cooling will NOT be required in the gymnasium between June 29 and August 13.

**1.2** The Notice to Bidders states, Access to Site Photos: Photos and video ...

Question

The Notice to Bidders states, Access to Site Photos: Photos and video will be available to bidders by the morning of February 16, 2021 using the following link:

<https://www.dropbox.com/sh/eib0t1jrgs93v52/AADGYzO8ZXBSxc0hpmiWM-lja?dl=0> The link does not appear to work. Is there a different link?

Answer

Here is the link to the image and video files:

<https://www.dropbox.com/sh/eib0t1jrgs93v52/AADGYzO8ZXBSxc0hpmiWM-lja?dl=0>

This link is also provided in the attached Addendum No. 1

**1.3** Architectural drawings call out for 100 sheets plywood to be set aside...

Question

Architectural drawings call out for 100 sheets plywood to be set aside for allowance and the Structural drawings call out to provide 50 sheets in bid. Can you clarify the difference?

Answer

Please disregard the 50 sheets referenced in the structural drawings.

**1.4** Will we be able to core the roof?

Question

Will we be able to core the roof?

Answer

No. Unfortunately, I cannot allow coring.

**1.5** AIs BMS required for the new HVAC system?

Question

AIs BMS required for the new HVAC system?

Answer

Yes, mechanical controls will be required for the project. Please reference the plans and specifications.

**1.6** Any asbestos on the roof?

Question

Any asbestos on the roof?

Answer

We had all roofing, mechanical equipment, and associated areas tested and found no evidence of asbestos. Reports will be made available to the successful bidder.

**1.7** Who will verify how many layers on the roofs. Existing layers?

Question

Who will verify how many layers on the roofs. Existing layers?

Answer

To my knowledge, the roof areas identified within this project have not been re-roofed and are modified bitumen. PE 100 has a built up tar and gravel roof.

**1.8** what system is used for Fire alarm

Question

what system is used for Fire alarm

Answer

Silent Knight is the existing fire alarm system.

**1.9** DBM4 switchboard shows existing in single line diagram, in electrical ...

Question

DBM4 switchboard shows existing in single line diagram, in electrical plan it shows being new.

Is DBM4 new at the plant?

Answer

DBM4 is New. It is replacing the Motor Control Center indicated in detail "1" plan note #2 on sheet E306. See link for photos of MCC:

<https://spaces.hightail.com/receive/2qX9UXW4Ep>

**1.10** an insulation on the roof under the roofing the existing system

Question

an insulation on the roof under the roofing the existing system

Answer

Please refer to the plans to identify where insulation exists at Building PE 200. The other buildings do not have insulated roofing systems. Ultimately, bidders must refer to project documents/details for clarity.

**1.11** Who is the campus EMS manufacturer

Question

Who is the campus EMS manufacturer

Answer

Computrols is the existing EMS system.

**1.12** Do you have contact info for the fire alarm .

Question

Do you have contact info for the fire alarm .

Answer

VFS Fire & Security Services 800-773-3473

**1.13** Is it PLA?

Question

Is it PLA?

Answer

There is no PLA for this project. However, the project does require prevailing wage.

**1.14** Re-roof permit required?

Question

Re-roof permit required?

Answer

All aspects of the project have been reviewed and approved by the Division of State Architect (DSA), the governing authority.

**1.15** Who is going to be the inspector?

Question

Who is going to be the inspector?

Answer

A DSA inspector has not yet been hired for the project.

**1.16** any work on sloped roofs

Question

any work on sloped roofs

Answer

All sloped roofs reflected in the plans will receive new standing seam metal roofing. Please refer to the plans/specifications.

**1.17** Can the college attempt provide a ladder instead of each contractor br...

Question

Can the college attempt provide a ladder instead of each contractor bringing a ladder?

Answer

For liability reasons, anyone who wants to access the roof areas will need to provide their own ladder.

**1.18** can you send a list of all who are bidding on the job via email

Question

can you send a list of all who are bidding on the job via email

Answer

Because this pre-bid conference is not mandatory there is no comprehensive list of potential bidders.

**1.19** Can you provide a list of participants from the pre-bid conference

Question

Can you provide a list of participants from the pre-bid conference

Answer

Please see the list included in the attached Addendum No. 1

**1.20** What is the schedule requirement for this job

Question

What is the schedule requirement for this job

Answer

The project has an anticipated start date of April 19, an overall duration of 194 calendar days, and a requirement to complete buildings A100, A200, and A300 by August 6, 2021. Please refer to the Supplemental Conditions for details.

**1.21** Can start all building same time?

Question

Can start all building same time?

Answer

Yes. All buildings may be started at the same time.

**1.22** Which buildings to be completed Aug 3?

Question

Which buildings to be completed Aug 3?

Answer

A100, A200, and A300 must be completed by August 6, 2021.

**1.23** Any temp fencing required for this project?

Question

Any temp fencing required for this project?

Answer

Yes. Fencing will be required for the project. Please refer to Supplemental Conditions and Specifications

**1.24** Can you please confirm the schedule for this project?

Question

Can you please confirm the schedule for this project?

Answer

The project has an anticipated start date of April 19, an overall duration of 194 calendar days, and a requirement to complete buildings A100, A200, and A300 by August 6, 2021. Please refer to the Supplemental Conditions for details.

**1.25** Does the cart storage structure need to be disassembled or simply temp...

Question

Does the cart storage structure need to be disassembled or simply temporarily relocated?

Answer

The cart storage is bolted to the ground at each column. After removing the nut at each "hold down" the cart storage should be able to be lifted and temporarily relocated.

**1.26** Project architectural drawings reflect "contractor defined allowance"1...

Question

Project architectural drawings reflect "contractor defined allowance"100 plywood sheets for each building. Please confirm the 100 plywood sheet allowance is for the entire contract.

Answer

The allowance is for the entire contract.

**1.27** Spec Ref: N/A Dwg Ref: N/A Subject: "MSB" Location Can you please iden...

Question

Spec Ref: N/A Dwg Ref: N/A Subject: "MSB" Location Can you please identify where "MSB" switchboard is located?

Answer

MSB is located in room shown on sheet A105 between column lines F5/FD and F4/FE

**1.28** Spec Ref: N/A Dwg Ref: E306, Detail 2 Subject: Add to Existing Breaker...

Question

Spec Ref: N/A Dwg Ref: E306, Detail 2 Subject: Add to Existing Breaker @ "MSB" Sheet E306, Detail 2 shows a new 600A and 350A breaker being installed in Main Switchboard "MSB". Can you please provide the following information on "MSB"? Manufacturer, board type/style, pictures of nameplate, pictures of existing breakers, etc.

Answer

See link for photos of MSB:

<https://spaces.hightail.com/receive/2qX9UXW4Ep>

**1.29** Spec Ref: N/A Dwg Ref: E002, Detail 7 Subject: Add to Existing Breaker...

Question

Spec Ref: N/A Dwg Ref: E002, Detail 7 Subject: Add to Existing Breaker @ "DBL" Sheet E002, Detail 7 shows a new 300A breaker being installed in Distribution Board "DBL". Can you please provide the following information on "DBL"? Manufacturer, board type/style, pictures of nameplate, pictures of existing breakers, etc.

Answer

Contractor to field verify Distribution Board Manufacturer and breaker type. We do not have photos of this board.

**1.30** Spec Ref: N/A Dwg Ref: E401 thru E405 Subject: Fire ...

Question

Spec Ref: N/A Dwg Ref: E401 thru E405 Subject: Fire Alarm Contractor Can you please provide the name and contact information of the contractor that services the existing fire alarm system?

Answer

VFS Fire & Security Services 800-773-3473

**1.31** Spec Ref: N/A Dwg Ref: E306 Subject: DBM4 Switchboard Sheet E306, Deta...

Question

Spec Ref: N/A Dwg Ref: E306 Subject: DBM4 Switchboard Sheet E306, Detail 1 suggests a new DMB4 switchboard, while Detail 2 states DBM4 is existing. Can you please confirm if the existing switchboard is to be replaced with new?

Answer

DBM4 is New. It is replacing the Motor Control Center indicated in detail "1" plan note #2 on sheet E306. See link for photos of MCC:

<https://spaces.hightail.com/receive/2qX9UXW4Ep>

**1.32** Specification section 230900 – 2.02 lists Computrols or approved equal...

Question

Specification section 230900 – 2.02 lists Computrols or approved equal as acceptable manufacturers for HVAC controls/EMS. Please confirm if the college will accept alternate BACnet based manufacturers such as Johnson Controls. Please confirm the requirements for integration to a front end control system (if existing) and provide manufacturer and revision of the server.

Answer

Substitution of the basis-of-design product, manufacturer, or thing with an approved equal must follow the substitution requirements outlined in Article 30 of the project General Conditions. The pre-bid window for such substitutions that would allow all bidders the opportunity to bid on the same product, manufacturer, or thing has passed.

**1.33** Is there a preferred BMS manufacture for the DDC controls? Or are you...

Question

Is there a preferred BMS manufacture for the DDC controls? Or are you open to any/all platforms so as long as they meet the Section 23 0900 specs?

Answer

It is the preference of Irvine Valley College to maintain and expand upon the existing Computrols EMS system.

**1.34** The set of plans is missing sheet A873, please provide.

Question

The set of plans is missing sheet A873, please provide.

Answer

In the DSA approved set, this sheet is mislabeled as A874.