

Placer County Office of Education

RFP for Lease-Leaseback Construction Services

*Office Building Tenant Improvements, Annex Building Alterations,
& Site Improvements @ Various Sites*

ADDENDUM NO. 5

Thursday, September 21, 2023

District: Placer County Office of Education
360 Nevada Street
Auburn, CA 95991
Contact: Martin Fregoso

Job Location: Various Three (3) Sites:
1. 1400 Stanford Ranch / Rocklin, CA 95765
2. 365 Nevada Street / Auburn, CA 95603
3. 360 Nevada Street / Auburn, CA 95603

Architect: Hibser Yamauchi Architects, Inc.
4602 2nd St
Davis, CA 95618

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same. It is the obligation of the Prime Contractor to make subcontractors aware of any items herein that may affect submitted bids. Acknowledge receipt of this addendum by inserting its number and date in the bidding documents. Failure to do so may subject bidder to disqualification. All addenda items refer to the plans and specifications unless specifically noted otherwise.

PART A – GENERAL

5.1 Record Drawings

- A. **CLARIFICATION.** Record drawings for the existing office building at 1400 Stanford Ranch and building at 365 Nevada Street may be downloaded for discretionary reference via the following temporary link:

<https://hy-arch.sharefile.com/d-s9cc034e44e874f949daa158e36c50959>

5.2 New Mechanical Rooftop Equipment

- A. **CLARIFICATION / ADD.** Four (4) Thybar 'TEMS-1' and one (1) 'TC-3' rooftop curbs shall be provided as OFCI for cooling at SERVER 126B. Contractor shall be responsible for anchorage of equipment curbs to existing deck and shall also provide patch back of built-up roofing finish over base of curbs for weatherproofing. New HVAC units and refrigerant piping shall be OFOI. Sequence of work shall be coordinated with Owner.

PART B – BIDDING AND CONTRACT REQUIREMENTS

None.

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PART C – CHANGES TO TECHNICAL SPECIFICATIONS

None.

PART D – CHANGES TO DRAWINGS

None.

PART E – RFI RESPONSES

1. *All Sites: Will all work happen during standard business hours?*

Response: The assumption is yes, but PCOE can be flexible to accommodate the needs of a contractor.

2. *All Sites: What is the make and model of the existing fire alarm system in each building?*

Response: As follows:

- | | |
|-------------------------|-------------------|
| a. 1400 Stanford Ranch: | Honeywell IFP-100 |
| b. 365 Nevada Street: | Honeywell ES-50X |

3. *Main Office: Plans currently show the lights on the 2nd floor East side installed the opposite direction than they currently are, please clarify if this is the intent.*

Response: The direction shown on the drawings are incorrect. Please install new in the same direction.

4. *Main Office: Please confirm all new walls will go above ceiling grid per A9.01*

Response: Install all new walls above ceiling to underside of existing deck above.

5. *Main Office: The new RCP plans on sheet A6.03 and A6.04 depict both new GWB ceilings and ACT in the same rooms. Please clarify the ceiling finishes in the following rooms: Storage 111, Large Conference 103A and 103B, Pre-Function 102B & 102C, Document Processing 116, Office 120 & 121, Open Offices 117, Hospitality 105, Breakroom 215, ECE Open Work Area 206 and Training Room 207.*

6. **Response:** New ACT shall occur where 2x4 grid pattern occurs with stipple hatch pattern, typical. Areas where no grid occurs and stipple hatch only shall be new GWB unless otherwise noted.

7. *Main Office: Men and Women Restroom Lavatories currently have tile base. 30/A4.01 does not indicate new tile base or any base. Please advise.*

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Response: See elevation 24 & 29/A4.01. Provide MT4, cove strip, to transition from floor tile to wall tile.

8. *Main Office: Is the tile on wall behind drinking fountain on first floor near elevator to be demoed? If so, what finish will it receive?*

Response: Provide gyp wall with accent paint as indicated on 28/I2.02. Gyp finish level to match adjacent.

9. *Main Office: Second floor drinking fountain shows as existing with existing tile behind. Is this to remain as existing?*

Response: Demo tile and provide gyp wall with accent paint as indicated on 28/I2.03. Gyp finish level to match adjacent.

10. *Main Office: Please provide wall type callouts at 1st floor walls for room 107, 106 and 105.*

Response: Provide wall TYPE 'A' (per detail 2/A9.01) for new single wall(s) and TYPE 'Y' (per detail 9/A9.01) for new double/plumbing chase wall. Also refer to I-sheets for wall finishes.

11. *Main Office: Door 118 is called out in door schedule but not on plans. Please advise.*

Response: Door 118 occurs at new JANITOR 118 room. New frame, door, and hardware (Group F) shall be provided by Contractor.

12. *Main Office: A2.30 window schedule reference guide says see 30/A8.14, A8.14 does not exist.*

Response: Flashing is not required for interior windows. Please disregard note.

13. *Main Office: Please clarify where the low voltage pathway(s) between the first and second floors in the 1400 Stanford Ranch building exist.*

Response: Per archive drawings, pathway exists between IDF 228 and existing MDF room. MNE is not aware of pathway been Telecom 274 and 1st floor.

14. *Main Office: Clarify if there are no through-floor penetrations made for the fiber optic/low voltage cabling in IDF 228 existing, will there be any made in the duration of the project. This would drastically shorten the length of fiber optic cabling pulled between IDF 228 and Server Room 126B.*

Response: Per archive drawings, pathway exists between IDF 228 and existing MDF room. MNE is not aware of pathway been Telecom 274 and 1st floor.

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15. *Main Office: Addendum 2 states, "A/V and Access Control devices shall be OFOI." Does that mean all drawings in Addendum 2 with a "2" in red triangle and red clouds around A/V devices on drawings such as projectors, projection screens, A/V rack and associated components, access control, teleconferencing speaker and microphone system reflect that transition from OFCI to OFOI?*

Response: Contractor is responsible for boxes and pathway for AV and Access Control as well as data cabling from MDF/IDF to TV locations. Electronic components are OFOI.

16. *Main Office: Who will provide and install all associated A/V cabling from A/V electronics to IDF Room or A/V rack(s) as well as wall plates with connectors to these A/V devices for a complete end-to-end functioning system?*

Response: AV electronics and AV cabling will be OFOI. Contractor is responsible for boxes and pathway where noted as well as data cabling from MDF/IDF to TV locations.

17. *Main Office: What brand and model number is the ClearCurve, 8-strand, multi-mode, OM2 fiber optic cable in the specification? An online search revealed Corning makes ClearCurve but General does not.*

Response: Provide either Corning or General Cable 12-strand multimode fiber.

18. *Main Office: Addendum 2 Section 27 10 00 Structured Cabling specification Section 1.9 SCOPE OF WORK, D. Work Not Included reads, "The provision of Server Rack. Rack will be Owner Furnished Contractor Installed." Please provide a complete room layout drawing showing the types of rack(s) (2-post, 4-post, wall-mount), overhead ladder racking, bus bar, cable conduit sleeves, horizontal and vertical wire managers, shelves and any other rack accessories that need to be installed by the Contractor in 365 Auburn Street Phone Room MDF #108, new MDF Server Room #126B in 1st Floor of 1400 Stanford Ranch and Tele #274 IDF room in 1400 Stanford Ranch.*

Response: 365 Nevada Street has an existing MDF. There is no additional racking, etc. being done at this site. At 1400 Stanford Ranch room 126B, the MDF is OFOI. Work for MDF includes power panel "E1" with feeders to UPS, AC-1, AC-2, CU-1 and CU-2 as shown in Addendum 2. Telecom Room 274 has an existing IDF and work for that IDF includes new fiber optic cabling to Server Room 126B.

19. *Main Office: Addendum 2 RFI 22 response states AV to be OFOI, however addendum 2 drawing E3.04 note 17 states OFCI, please clarify all AV work and who is responsible for it.*

Response: Contractor is responsible for data cabling to all TV locations. AV work at Boardroom 103A/103B and Training Room 207 as well as 2-way speaker systems are OFOI.

20. *Main Office: Drawing E3.04 note 21 states (4) 8 strand fibers from MPOE to server room, please clarify strand count for there is no such fiber as an 8 strand.*

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Response: Please provide (4) 12-strand fiber optic cables.

21. *Main Office: Drawing E3.05 note 16 states (4) 8 strand fibers from IDF 228 to server room, please clarify strand count for there is no such fiber as an 8 strand.*

Response: Please provide (4) 12-strand fiber optic cables.

22. *Main Office: Drawing E3.05 has two note 16, one states (4) 8 strand fibers to open office areas 251 and 206 at a power pole. We believe this is an error that (4) 8 strand fibers are required, please confirm.*

Response: There is an error in the numbered notes. They should be numbered as shown below. Based on the numbering below, the power poles should have a note 16. IDF room 228 should have a numbered note 17 tag.

- 15 LOCATE FOR ELECTRIC STRIKE. PROVIDE 1/2" C. WITH 2 #12, 1 #12 GND. CIRCUIT TO PANEL L3 CIRCUIT 73. FOR ELECTRIC STRIKE.
- 16 PROVIDE 13.4"W X 3.8"D ALUMINUM POWER POLE WITH DIVIDER FOR (2) COMPARTMENTS: (1) POWER AND (1) FOR DATA CABLING, MANUFACTURED BY LEGRAND VISTA ARCHITECTURAL COLUMN #VF-L-77-2345-FF-ZZ-P. PROVIDE COMPLETE WITH ALL REQUIRED MOUNTING HARDWARE. ENSURE INTERIOR DATA COMPARTMENT SIZE, AT A MINIMUM, IS EQUIVALENT TO 1-1/4" CONDUIT. PROVIDE (6) CAT6 DATA CABLES TO MDF.
- 17 PROVIDE (4) 8-STRAND MM FIBER OPTIC CABLE FROM IDF TO SERVER ROOM 126B. CABLE SHALL BE RUN IN INNERDUCT SIZED FOR 40% FILL PER CEC. FIBER OPTIC CABLE SHALL RUN CONTINUOUSLY WITHOUT SPLICES. ALLOW FOR 10 FOOT SERVICE LOOP.

23. *Main Office: Drawing E3.06 note 9 states (4) 8 strand fibers from telecom room 274 to server room, please clarify strand count for there is no such fiber as an 8 strand.*

Response: Provide (4) 12-strand fiber optic cables.

24. *Main Office: All IDF, MDF, Server room and MPOE rooms are existing and or shall be installed by the owner including racks and cabinets. Please confirm only work is fiber backbone cabling.*

Response: MPOE and IDFs are existing. The existing MDF is being removed and a new MDF will be placed in the new Server Room 126B. The new MDF will be a SmartRow system provided by owner. Fiber optic backbone cabling is required to be installed.

25. *Main Office: Drawings E3.04, E3.05 and E3.06 all depict TV locations and to install (1) category 6 cable to each, Is the triangle located at each TV outlet the TV cabling or is there a second category 6 cable required at each TV location.*

Response: The cabling required to each TV is the CAT6 cable and power outlet. TV coax cable is not required. The triangle indicates (1) data jack.

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26. *Main Office: Confirming that there are a total of only (3) fiber runs, (1) from MPOE to Server room, (1) from Server room to IDF 228 and (1) from Server room to telecom room 274.*

Response: That is correct. Each fiber run shall be (4) 12-strand MM fiber optic cables.

27. *Main Office: Demo drawing E3.01 depicts open office areas with notes 11, 12 and 14, none of which include demo of telecom cabling, please confirm there is no existing cubicles that need to be demoed in addition to the symbols denoting demo.*

Response: There are no existing cubicles on 1st floor.

28. *Main Office: Demo drawing E3.02 depicts open office areas with notes 6 and 7, none of which include demo of telecom cabling, please confirm there is no existing cubicles that need to be demoed in addition to the symbols denoting demo.*

Response: At the time MNE visited the site, there were cubicles on the East side of the 2nd floor. Where cubicles are existing, Owner will be removing.

29. *Main Office: Doors 110, 126 and 130B show hardware groups R and U. Please provide specs for hardware groups R and U.*

Response: Please refer to the revised hardware groups as follows:

- a. Door 110: Hardware Group G
- b. Door 126: Hardware Group S
- c. Door 130B: Hardware Group D

30. *Main Office: Is Keynote 09.07 on A2.06 existing or is a privacy film required? If required, please provide spec.*

Response: Existing window has privacy film. Please disregard note at RECEPTION 101.

31. *Annex Bldg.: There is a detail for furring columns, but no columns are called out for furring. Please advise.*

Response: Provide/apply furring per detail at existing column at MAINTENANCE REPAIRS 134.

32. *Annex Bldg: A9.01 details 2 and 7 both indicate TYPE 'A'. Please advise if detail 7 should be TYPE 'B'.*

Response: Detail 7 shall be 'TYPE B'.

33. *Annex Bldg: Please confirm that storage will not exceed 12ft and plastic storage will not exceed 5 ft.*

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Response: No storage shall occur above 12' AFF and 5' AFF for plastics.

List of Attachments

None.

End of Addendum No.5