

**ADDENDUM #11**  
**Fullerton College Buildings 300-500 Renovation Project**

This Addendum forms a part of the Bid Documents and modifies the original Bid Documents. Acknowledge receipt of this Addendum in space provided on the Bid Proposal Form. Failure to acknowledge may subject Bidder to disqualification.

**I. REQUEST FOR INFORMATION:**

1. General Conditions Article 3.3.1 states Contractor shall provide and pay for all permits necessary for the proper execution of the work. Is the reference in this Article intended to be for Trade Permits?
  - A. **The Contractor is required to pay for all permits, Trade or otherwise required to execute the Work. See Article 3.6 Permits, Fees and Notices 3.6.1 Payment**  
**The Contractor shall secure and pay for all permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work which are necessary after execution of the Contract and are legally required by any authority having jurisdiction over the Project, except those required by the Division of the State Architect (DSA). District shall be responsible for all testing and inspection as required by the DSA on-site or within the distance limitations set forth in Article 13.5.2, unless a different mileage range is specified in the Supplemental General Conditions. Additionally, reference Article 3.6.2 Compliance which in part states "There will be local governmental oversight from City, County or both. Finally, Regional Water Quality Control Board, State Fire Marshall, local fire marshal, Department of Industrial Relations, Department of Labor Standards Enforcement, and Air Quality Management District (Local and State) are some of the agencies that provide oversight and may require specific permits, fees, or provide oversight over the Project. Contractor represents understanding and specialized knowledge of the rules governing community college districts and Contractor shall maintain compliance over the applicable rules and will file all documents required in order to ensure compliance with State, local, and other rules that apply to the Project. Also refer to response to following question.**
2. Article 3.6.1 states Contractor shall pay for all permits. Please confirm if Contractor is responsible for securing and paying for the General Building Permit. If this is to be provided by Contractor, is there a value that all Contractor's should be carrying for consistency of bids.
  - A. **If by General Building Permit, the reference is to obtaining a building permit from the local municipality the response is no building permit will be required from the City of Fullerton unless work is to be executed in a public street which is in the jurisdiction of the City of Fullerton. Also, there is coordination with the city and its fire department, mainly on construction hours, holidays as well as restricted fire lane access correspondingly.**
3. Spec 01 50 00 - 3.2-E indicates that the District will advise on type and quantity. Please advise.

- A. Regarding temporary toilets and wash facilities, comply with the requirements of the State of California Department of Industrial Relations Cal/OSHA Title 8 Regulations Subchapter 4.**
4. Section 01 50 00 - 3.4 - 10 and 11 indicate the use of a temporary standpipe and hoses. With no existing or new sprinkler system being installed, is a temp standpipe and hoses required during construction?
- A. Building 300\* and Building 500 do not require fire sprinkler systems. Contractor to provide fire protection (i.e. fire suppression equipment) as required to protect the buildings during construction. Contractor shall provide a fire protection and mitigation plan for review by the City of Fullerton Fire Department, Fullerton College and NOCCCD.**
- \*Building 300 is California's oldest community college building and is considered a significant historic resource.**
5. Sheet E5-501- Per Note 5 & 8- Please clarify to provide cable and Breaker size to complete information on the Single line Diagram. Per Note 3 - Please clarify to provide primary and secondary cable sizing.
- A. The oil pump, which is fed from Panel PP-3, is demolished under this project. Disconnect the feeder from PP-3 per note 8 on Sheet ED5-501. Intercept and extend to MCC-N as shown on E5-501. The Electrical Contractor is responsible to field verify and match new breaker size and conductor size with existing.**
6. Sheet E5-002- Please provide cutsheet to reference Owner Provide Contractor Installed light Fixtures (Type F9AE & F11). Note: Please confirm type F11, F2A, F12B & F12BE will not be used.
- A. The manufacturer is re-building the existing light fixtures and cut sheets are not available for fixtures F9AE and F11.**
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- Light fixtures F11, F2A, F12B, and F12BE are used on this project. Refer to the Construction Documents or refer to the following drawings:**
- 1. Drawing E5-111 South Corridor 531 for light fixture F112.**
  - 2. Drawing E3-111 Office 325 for light fixture F2A3.**
  - 3. Drawing E3-110 (Mechanical 334) and Drawing E5-110 (Mechanical 500-1 and 591) for light fixture F12B/F12BE.**
7. Please provide the additional information about the theater seating referenced in the job walk (1/13/21) minutes.
- A. Sedia seating to be FT20 and to include the following features:**
- 1. Row and Seat numbers;**
  - 2. Back of chair to be standard back laminated wood panel -selection by architect from manufacturer's full range of wood and laminates;**

3. **Side of aisle chair to be laminated wood panel with row number - white text on black background roundels;**
  4. **Seat cushion, back-support and Seat Bottom of chair to be upholstered;**
  5. **Upholstery fabric to be Sedia - "Hitch" Caramel by Spradling International;**
  6. **Fire code to be met - TB 133;**
  7. **Equipped with fold-away tablet arms.**  
**Aisle lights are not required**
8. Please provide the roof inspection report referenced in the job walk (1/13/21) minutes for Building 500.
- A. There is no roof report for the 500 building. For additional guidance, refer to Addendum 5, question 22. Refer to Addendum 1 link to drone flyover for 300 roof.**
9. Please advise what the existing tunnel capacities (if different at different locations) in order to accurately protect during construction
- A. The determination of the existing tunnel structural capacity is not possible due to the lack of record drawings, unknown concealed tunnel modifications, and unknown concrete conditions of the buried sides. As such, in our design we avoided imposing any surcharge loading onto the existing tunnels by providing isolation joints (i.e. reference detail 5/S-302). The Contractor shall provide shoring as required to protect in place the existing tunnels as covered by General Note #6 on drawing sheet S-002.**
10. Please advise if the cost of the Arcade Façade should be included in the Building 500 or the Site total cost.
- A. The cost for the stand-alone steel facades located at the north, south, east and west sides of Building 500 to be included as separate line items listed in the overall site cost.**
11. Please confirm whether or not the Construction Schedule is to be cost loaded
- A. The Construction Schedule is to be cost loaded.**
12. Please provide grid type for all suspended ceilings
- A. Please see Sheet A-521 for "Suspended Ceiling System Notes" 1.03-1.04.**
13. Please confirm that ACT-2 Aspen tile is to be SLT edge (regular) and not square edge. Square edge is not currently an option provided by the manufacturer.
- A. CONTRACTOR TO NOTE!**  
**Delete the use and installation of USG "Aspen" tile panels and in its stead, source and install Armstrong "Armatuff" ceiling tiles in all spaces shown in the Room Finish Schedule slated to receive ACT-2 tiles.**  
**Armatuff ceiling tiles to be square edge cut (no tegular edges).**

14. Please confirm if antimicrobial treatment is required per spec section 09 53 21Part 2.2.I. Both the Aspen tile and fissured called for on the material schedule does not have this treatment. Only the Radar tile alternate does.
- A. Please see the response to #13 for the use of Armstrong square-cut "Armatuff" in lieu of USG tegular-cut Aspen tile. Antimicrobial treatment is not required.**
15. On sheet M-602, detail 6, Duct Support. This detail appears be designed for ductwork much larger than what is required for this project. Most of the ductwork will be suspended with in 12" of the structure, therefore seismic would not be required. We are proposing to eliminate the all thread and unistrut and using hanger strap, see attached detail for round and rectangular ductwork.
- A. No. Provide duct support per DSA Approved Construction Documents or per Detail 6 on sheet M-602.**
16. Please confirm if Midstate Architectural Precast Panel (thin shell enclosure system) is an acceptable alternate product for the precast GFRC. See attached product data.
- A. Midstate Architectural precast panel is NOT an acceptable alternative.**
17. Please advise if the (4) free standing Arcade Façade as shown on AS-003 including its Foundation & Steel Frames Support shall be included as part of the Bldg#500 or under the Site Works. Also, the transformer yard fence enclosure & gate, foundation & Screen support per sheet A5-421.
- A. The four free-standing facades including their steel frames and foundations are to be included in the site scope of work. Please note that the contractor is responsible for shoring the tunnels while work takes place at the front entrance between Building 500 and the Library.**
- All work involving the transformer yard, fence enclosure & gate, foundation and screen support per Sheet A5-421 is to be included in the site scope of work.**
18. Should the project construction prevailing wage labor be based on Jan 2022 time of construction Rates minus OCIP or Jan 2021 bid date rates minus OCIP for the duration of the project?" this is important as prevailing wage will increase significantly during the course of construction from Jan 2020 bid. Please advise.
- A. See Addendum 4, Question 1.**
19. Please confirm the lead abatement procedures required for the board formed concrete and ornamental cast stone of building 300. Does the exterior board formed concrete of building 300 get chemically stripped in the base bid? Per the specification 02 82 11 - 2 it calls for lead to be stabilized on the exterior concrete façade at the east and west entryways/archways of building 300 but nothing is specified about the board formed concrete. Does all the brown painted cast stone get stabilized or stripped (or is this just around the entryways)?

- A. Building 300 board-formed concrete surfacing gets stripped of paint in its entirety as a part of the base contract.  
Building 300 "Chirrigueresque" filigreed concrete detailing gets stripped of paint in its entirety as a part of the base contract.  
All lead-bearing paint on Building 300 is to be removed in its entirety.**
20. How many linear feet of epoxy injection should be included in the bid for building 300?
- A. Contractor to include cost for material and labor for 750 L.F. of epoxy injection in Contractor's bid. Contractor to provide lump-sum cost for this scope of work.**
21. Please confirm deductive Alternate #AB300-5 still includes the cost to remove and replace the existing window putty. Please be advised that additional glass could be damaged during the removal of the putty (above 15%)
- A. The contractor is to remove and replace all window putty at existing windows for Deductive Alternate #AB300-5. Possible glass loss due to breakage shall be accommodated in the Contractor's bid.**
22. Please provide the missing plans sheets: A5-411, A5-412, A5-413 & A-414 which are indicated in the Alternates Specs Sec 012300-page 8, under Alternate #B500-8. These sheets were not included in the Project Index Sheets on Sheet G-002, nor anywhere in the Bid Plans.
- A. See Sheets A5-201, A5-422, A5-423, A-424, and A-591 as shown on Sheet G-002.**
23. Is the existing plaster on the west wall of room 328 (building 300 west corridor) lime plaster that needs to be consolidated from behind or is it directly applied as a parge coat to the CIP concrete substrate? If the deductive alternate is selected does this area get insulation foam (if the plaster is direct applied to the wall this is not possible)?
- A. All plaster surfaces that are not applied directly to a concrete sub-surface requires consolidation.  
All areas of the plasterwork, which have open space behind them are to receive a coating of foam regardless of whether the deductive alternate is invoked or not.**
24. Is the existing plaster on the ceiling of room 328 (building 300 west corridor) lime plaster that needs to be consolidated from behind? If the deductive alternate is selected does this area get insulation foam?
- A. The plaster is to receive insulation foam if the deductive alternate is selected.**
25. Is the existing plaster on the columns of room 327 (building 300 rotunda) lime plaster that needs to be consolidated from behind or is it directly applied as a parge coat to the CIP concrete substrate? If the deductive alternate is selected does this area get insulation foam, (if the plaster is direct applied to the columns this is not possible)?

- A. Two of the columns are cast in place concrete (two are not). The concrete columns will receive the plaster coat system applied directly to the existing concrete subsurface according to the manufacturer's best application recommendations. Finish to match adjacent surfaces so as to be visually indistinguishable in lift, finish, grain weight and all other surface characteristics. New white plaster decorative bed-molding to be applied to match existing on other sides of the columns. All areas of the plasterwork, which have open space behind them are to receive a coating of foam regardless of whether the deductive alternate is invoked or not.**
26. Construction Legend #4 & #8 on sheet L1.01, calls for Concrete planter walls per details 4&5/L2.01. Please clarify if the alcove lines behind the single & double benches at the East of the Bldg. 500, are also concrete planter walls, and if so, which details should we follow.
- A. At the east portion of building 500, the alcove lines behind the single and double benches represent planter walls (as per call out #4), and are to be constructed per detail #4, sheet L2.01.**
27. Refer to detail 4/A-585, it show Infill Window Sill with Sika grout 328. Please confirm if a Precast Concrete Sill with dowels & sealant is acceptable in lieu of the Sika Infill. And the Sika infill jamb/ head per detail 5&6/A-585 shall be infilled with pressure treated wood, shaped as required.
- A. Install as detailed pursuant to DSA requirements.**
28. Since this project is an OCIP compliant, please confirm if all the Listed Sub-contractor on this project are required to comply with max 1.25% EMR and below only for the current year, in order to be enrolled with OCIP.
- A. All the Listed Sub-contractors on this project are required to comply with max 1.25% EMR and below for 2021, in order to be enrolled with OCIP.**
29. Please confirm that the Vapor Seal Emission Control System are required to apply in all the Concrete floors receiving floor tiles, resilient floors & carpet floors.
- A. Vapor seal is not required on the concrete floor slabs in Building 300 except where new topping slabs are installed. The emissions control system shall be applied to the flooring areas where new toilet rooms are to be built. The balance of the slabs in Building 300 have been elevated and exposed to the air since 1937 and do not require the ECS to be applied. Contractor is cautioned to not contaminate the existing flooring or expose it to excessive water infiltration or chemicals of any kind, which may compromise the application of the final flooring. Contractor to protect the existing concrete slabs. Contractor to apply emission control system to all existing and new concrete slabs/assemblies in Building 500 after preparing them according to \*emission control system manufacturer's best recommendations.**
- \*Contractor to ensure that warranties for all applied flooring are still maintained and in place when applied over emission control system.**

30. Sheet AD3-111, Key note 14 states “EXISTING HISTORIC WOOD DOOR & FRAME TO BE REMOVED & REPLICATED WITH NEW WOOD DOOR TO MATCH EXISTING AT SAME LOCATION.”

However, this keynote is not used on any door. Please confirm the quantity and location of doors per this key note.

- A. See Note 19 (synonymous with Note 14 on Sheet AD3-111). This refers to Door #341-2, which is the only historic door to be replaced in its entirety is the door under the south stair (Door #341-2). This door and frame are to be replaced with exactly matching assemblies. See Building Door Schedule Sheet A-601 All of the other wood doors and frames are to be rebuilt.**

31. Sheet T-501 notes installing a 7 cell tube from Data Center to bldg. 300 and 500 and a 4-cell from Sec Data Center to bldg. 300 and 500.

Should we run new 4 and 7 cell Sumitomo duct from bldg's 200 and 300 to Data Center and 2nd Data Center or take new ducts only to existing splice points within tunnel and utilize existing tubes back to the Data Center's?

- A. The Telecom Contractor must be certified by the basis of design manufacturer to install the tube-cell fiber system.  
Provide one new 7-cell tube, from each data centers to project buildings as indicated on drawings. Building 300 and 500 will have one new 4-tube cell from each and splice to new 7-tube cell. This will create a 100% new pathway for both Building 300 and 500 to each of the campus data centers.  
Reference T-501, detail 1, for a simplistic overview of tube-cell infrastructure.**

32. The 2nd floor corridor walls have a deck height of 21' on the west side and to 24' on the east side. According to the limiting heights on 2/A510, the stud sizes shown will not meet the limiting heights. These walls should be 6" 16GA, please confirm.

- A. Contractor to use 400S200-68 steel studs (4" web depth with 2" flanges, 68 mils thick standard G60 coating) at 16" O.C.**

33. We just received the drawing with the building distances this week. We could not tell how far the buildings were from each other or the pathways until now.

We have a bit of a problem with the lengths of the OM4 fiber they want to run between the buildings. OM4 is good for up to 500m (1640 feet).

The drawing shows 24SM and 12OM4 as the standard: However, for most buildings the raw distances are well out of range for OM4 fiber.

- A. Provide OM4 as indicated on drawings.**

34. Please confirm base is to be 6" high per interior elevations. No specification for rubber base provided

- A. The base is 6" tall. See Color and Material Schedule Sheet A-623. Johnsonite/Tarkett Thermoset Rubber (Type TS) 6" in colors shown in schedule. Additionally, please note that the base in the hallways is the linoleum flooring returned vertically up the wall 6".**
  
- 35. Per Finish Schedule for Building 300 (A-621) Rotunda 327, Corridor 328, and Corridor 330 are showing existing base, please confirm this is an error and it should be self-covered Marmoleum to match the rest of the new corridor work.
  
- A. The base in all spaces, which are to receive linoleum is to be continuous self-covered linoleum running up the vertical surface of the walls with continuous metal terminus at the top edge of cove.**

**END OF ADDENDUM #11**