



Architecture
Civil Engineering
Planning
Surveying
Water Resources

RFI Log No. 1

PROJECT: The Center - Adaptive Reuse and Tenant Infill

DATE: 4/4/2023

OWNER/AGENT: Butte County Office of Education (BCOE)
1859 Bird Street
Oroville, CA 95965

ARCHITECT: Ty Yurkovic

NORTHSTAR PROJECT No. 19-022

A. These RFI responses and associated Addenda shall be considered part of the bid documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, these responses and Addenda shall govern and take precedence.

B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of these RFI responses and associated Addenda. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

C. All changes in the documents are clouded and noted, see the associated Addenda for additional information.

RFI/Questions:

1. Is there an engineer's estimate for the subject project that bids on 4/17/23?

Response: *An engineer's estimate of cost is not provided as part of the bid package.*

2. We're requesting clarification as to whether licensed Contractors who have C-20 and C-38 classifications but do NOT intend to submit a bid for this project as a Prime Contractor are required to submit the completed *Prequalification Questionnaire For Prospective Bidders*.

Response: For this project, we are only requiring Prime contractors to complete the prequalification questionnaire.

3. A301 shows a small area of stucco patch around the new windows, S3.1 calls for full length strap over shear down the entire wall top and bottom of window. S3.1 also shows edge nailing full length of stud. The only way to accomplish the work per the S pages would be to remove all stucco on the walls with new windows.

Response: *Structural strapping/sheathing is added to the interior side of walls as indicated on S2.1*

4. On Bid Form page 00-41-13-1, There is a spot to write in the Base Bid twice, is this intended to be the same number?

Response: *Only the first base bid that has bullet points is necessary to be filled out by bidder.*

5. Where any mold issues discovered after the building flooded. What caused the flooding?

Response: *The flood was the result of a burst supply pipe prior to BCOE taking position of the building. All of the moisture issues were abated in addition this happen over 2 years ago.*

6. Is the furniture supplied by contractor?

Response: *No*

7. Is SWPPP required?

Response: *Yes, see section 00 54 70 and Addendum #2 (sheet CG-1 section 5.106)*

8. A251/52 Call out the following items on the keynotes for the restroom accessories however there is no model number provided: sanitary napkin disposal, baby changers, paper towel waste receptacle, and seat cover. Can model numbers please be provided for these units.

Response: *Section 10 28 13 revised to include missing accessories as part of Addendum #2*

9. 102813 3.3 calls out for a specimen pass through unit. One is currently not shown on the plans. Are these to be used?

Response: *Specimen pass-through in not part of project scope, error on accessory table. Section 10 28 13 revised as part of Addendum #2*

10. I looked this over and do not see a sign plan. I see the sign schedule, but no call outs for installation locations on the floor plans.

Response: *Only code required signage called out in plans and detailed on A601 (restrooms, exits, ASL, etc.) is part of this bid scope. Individual room signage, exterior building signage, etc. outside of scope and would be OFOI.*

11. The Storefront spec. calls for STC rating of 45 which is not going to happen with this system. The only way to approach those numbers is with a minimum 7 1/2" deep curtainwall with a 1 1/2" thick insulated unit on the outside and 1/2" laminated inside.

Response: Windows types A and B are not called out as storefront. Those are the only window types requiring an STC 45 minimum.

12. The door schedule lists existing doors - is there anything changing on these such as hardware, glass, etc.?

Response: Yes, see A111, A161, and Division 08 specifications

13. We see in the specs there is some irrigation and landscaping but cannot find the plans. Are there some pages missing?

Response: Those specification sections are included in case of repair related to site work shown on A021 and other drawing sheets. Landscape design/plans are not a part of the bid set.

Attachments:

Addendum #2

Sincerely,

Ty Yurkovic, AIA
Senior Architect