Bid Addendum No. 3

PROJECT: The Center - Adaptive Reuse and Tenant Infill

DATE: 4/12/2023

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

ARCHITECT: Ty Yurkovic

NORTHSTAR PROJECT No. 19-022

A. This Addendum 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, this Addendum shall govern and take precedence.

B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum and formal incorporation of all bidding RFI responses. 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 with Delta #5 & #6.

See attached drawings clarifying and adding the following:

Architecture:

- City Plan Check Comment for room 106 exiting. Revised direction indicator for one (1) illuminated exit sign and adjusted exit occupant loads, see sheets A012 & E231.
- Door 145.B and 146.C width and height corrections, see sheet A111

See attached Specification Sections clarifying and adding the following:

Architecture: ACT-4 incorrectly labeled AP-1 in specifications. Section 09 51 00, part 2.01.E.2 revised.

Attachments:

- Drawings: A012, E231, A111
- Specification Sections: 09 51 00

Sincerely,

Ty Yurkovic, AIA
Senior Architect
PART I - GENERAL

1.01 DESCRIPTION

A. Scope: Work under this Section includes all materials and installation necessary to provide Acoustical Ceilings, as shown and detailed on the drawing and specified herein.

B. Related Work Specified Elsewhere:
   1. Division 23 – HEATING VENTILATING AND AIR CONDITIONING
   2. Division 26 – ELECTRICAL

1.02 QUALITY ASSURANCE

A. References:
   1. General: Provide completely designed system complying with Section 808 of CBC and specified herein.
   4. AC 368: Acceptable Criteria for Suspended Ceiling Framing Systems
   5. 2016 California Building Code

B. Qualifications: Installer specializing in the work of this Section with minimum three (3) years documented experience.

1.03 SUBMITTALS

A. General: Refer to Division 1, Section 01 33 00 – Submittal Procedures.

B. Shop Drawings: Submit shop drawings showing suspension system details and reflected ceiling plans indicating location of light fixtures, mechanical air supply and return outlets and other items affecting ceiling construction. Identify locations of types of suspension systems and types of panels or tile including access panels, where required.

C. Samples:
   1. Acoustical Board: Submit manufacturer's standard color range.
   2. Suspension System: Submit manufacturer's standard color range.

D. Product Data: Manufacturer's specification, data, and installation instructions.

E. Certificates: Manufacturer's certified test reports for each specified NRC and STC requirement.

1.04 PRODUCT HANDLING
A. General: Refer to Division 1 for Coordination.

1.05 SITE CONDITIONS

A. Environmental Requirements: Maintain temperature approximating operational conditions, before, during and after installation; humidity not more than 70%.

1.06 MAINTENANCE

A. General: Refer to Division 1, Section 01 77 00 – Closeout Procedures.

B. Extra Stock: Deliver one (1) percent or a minimum of one full container of each kind and type of acoustical material installed.

C. Guarantee: Section 01 77 00 – CLOSEOUT SUBMITTALS, provide one (1) year written guarantee commencing from date of final acceptance by Owner’s Representative.

PART II - PRODUCTS

2.01 MATERIALS

Basis-of-Design Product: In order to establish the level of design and quality required, the product and/or system has been designed around the following manufacturer:

A. Manufacturer:

1. Specified products are manufactured by Armstrong World Industries, Inc. or its subsidiary Turf Design, Inc., unless otherwise indicated.

2. Substitutions: Requests for substitutions will be considered in accordance with provisions of Section 01 25 00.

B. Acoustical Tile:

1. “1910 HRC”, ACT-1 as manufactured by Armstrong, or equal; 15/16” Square Lay-in; minimum NRC 0.75; Class A; ASTM E1264 flame spread rating of 25 or less:
   a. Tile Sizes: 24” x 24” x 3/4” thick

2. “8432 PB”, ACT-2 as manufactured by Armstrong, or equal; Concealed grid; minimum NRC 0.90; Class A; ASTM E1264 flame spread of 25 or less.
   a. Tile Size: 24” x 96” x 7/8” thick
   b. Integrated Lighting
2. Acoustical Cloud Type ACT-4

a. Surface Texture: Coarse
b. Composition: Aspen wood fibers bonded with inorganic hydraulic cement
c. Color: (Standard Selection: White)
d. Size: (Size; 4'-0" & 7'-0" diameter circles)
e. Thickness: (2")
f. Edge Profile: (radius edges)
g. Noise Absorption: (0.60 Sabins S/F min.)
h. Flame Spread: ASTM E 1264;
i. Light Reflectance (LR) White Panel: ASTM E 1477;
j. Dimensional Stability: HumiGuard Plus
k. Sustainable: EPD (Environmental Product Declaration) and HPD (Health Product Declaration)
l. Acceptable Product: Tectum® Shapes and or Clouds as manufactured by Armstrong World Industries

3. Adhesive: As recommended by acoustical tile manufacturer.

C. Ceiling Suspension System:

1. 15/16” Suspension system; hot dipped galvanized steel construction and Superlock 2 main beam clip for a strong secure connection and accurate alignment.
2. Armstrong or equal
3. Standard Sections: Heavy-duty (16 lb/ft) main and cross runner members, assembly devices, wall moldings; other accessories as required; factory-painted in color selected by Interior Designer.
4. Hanger Wires: 12 gage when spaced at 4 ft. or 10 gage when spaced at 5 ft., galvanized, soft-annealed mild steel wire of gage certified by load test data as capable of carrying five (5) times design load.
5. Compression Struts:
   a. "Donn Compression Post" manufactured by the USG Interiors, Inc.
   b. Armstrong World Industries or equal

D. Acoustical Sealant: As recommended by acoustical material manufacturer, for application shown.

E. Acoustic Ceiling Baffle or Cloud:

1. “Straight Ceiling Baffle”, ACT-3 as manufactured by Turf, or equal; Cable to Deck; 98 Storm; minimum NRC 0.75; ASTM E-84 Class A
   a. Panel Depth: 11.5"

Suspension System

   a. Embedded cable grippers mount via suspended aircraft cables. 3/64” aircraft cable supplied by Turf.

2. Acoustical Cloud Type ACT-4

   a. Surface Texture: Coarse
   b. Composition: Aspen wood fibers bonded with inorganic hydraulic cement
   c. Color: (Standard Selection: White)
   d. Size: (Size; 4'-0" & 7'-0" diameter circles)
   e. Thickness: (2")
   f. Edge Profile: (radius edges)
   g. Noise Absorption: (0.60 Sabins S/F min.)
   h. Flame Spread: ASTM E 1264;
   i. Light Reflectance (LR) White Panel: ASTM E 1477;
   j. Dimensional Stability: HumiGuard Plus
   k. Sustainable: EPD (Environmental Product Declaration) and HPD (Health Product Declaration)
   l. Acceptable Product: Tectum® Shapes and or Clouds as manufactured by Armstrong World Industries
Metal Suspension System

a. Components: Main beams and cross tees, base metal and end detail, fabricated from commercial quality hot dipped galvanized steel complying with ASTM A653. Main beams and cross tees are double-web steel construction with 15/16” type exposed flange design. Exposed surfaces chemically cleansed, capping prefinished galvanized steel in baked polyester paint. Main beams and cross tees shall have rotary stitching.
   1. Structural Classification: ASTM C 635 (Intermediate or Heavy) duty
   2. Color: (Standard White) unless noted otherwise.
   3. Acceptable Product: Prelude XL 15/16” as manufactured by Armstrong World Industries

b. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.

c. Wire for Hangers and Ties: ASTM A641, Class 1 zinc coating, soft annealed, with a yield stress load of at least three times design load, but not less than 12 gauge.
PART III - EXECUTION

3.01 PREPARATION

A. General: Refer to Division 1 for Coordination.

B. Examination: Examine conditions of work in place before beginning work; report defects.

C. Surface Preparation: Comply with ASTM C636 Article 3, Interference of Ceiling Related Components; coordinate requirements with other trades. Verify that required work has been installed above ceiling and that perimeter wall work, where ceiling abuts, is completed and dry.

3.02 INSTALLATION

A. General: Install in conformance with referenced standards, manufacturer’s written directions, as shown, and as specified.

B. Ceiling Suspension System:

1. General: Conform to ASTM C636 and ASTM E580 and 4701(E) of CBC and suspension system manufacturer’s instructions, non-cumulatively; main runners at 4'-0" on center, with support wires at 4'-0" on center, maximum; exposed members parallel with one another, in grid layout as shown.

2. Splices and Intersections: Install with interlocking device that draws members tightly together and prevents torsional deflection.

3. Compression Struts: Install as shown.

4. Perimeter Molding and Grid: Install intersections so fastenings are concealed, as shown.

5. Tolerances: Erect ceiling system level within ⅛” in 12'-0" in any direction.

6. The ceiling grid must be attached to the molding at two adjacent walls.

7. Unattached ends of the grid system must have ¾” clearance from the wall and must rest upon and be free to slide on the molding.

8. Hanger wires must be plumb within 1 in 6 unless counter sloping wires are provided.

9. Hanging and seismic bracing wires must be 6" minimum clear from unbraced conduits, pipes, ducts, etc., and 1” minimum from braced conduits, pipes, ducts, etc.

C. Acoustical Panels: Install in ceiling suspension system, as shown.

D. Acoustical Tile:

1. Tile: Install smooth, level, or plumb, as shown; with exposed tile joints true and straight, and junctures neat, tight, and properly trimmed. Unevenness, edge or corner offsets, cupping, scratches, broken tile, or other imperfections, not acceptable.

2. Adhesive: Place 1-¼" diameter, minimum, spots of adhesive at corners. Press and slide tile into place with face surface aligned and level.
E. Gypsum Board Inserts: Provided under Division 9, Section 09 21 16 – Gypsum Board Assemblies and painted under Section 09 90 00 – Painting and Coating. Install each panel on perimeter bead of acoustical sealant and attach hold-down clips.

F. Light Fixtures:
   1. All fixtures must be positively attached to the suspension system. The attachment device must be able to withstand 100% of the weight of the fixture acting in any direction.
   2. Fixtures weighing 56 lbs. or less must have two 12-gage wires attached at diagonal corners. These wires may be slack.
   3. Fixtures weighing more than 56 lbs. must be independently supported from the building structure.

G. Mechanical Services:
   1. Mechanical services less than 20 lbs. must be positively attached to the suspension system main beams or cross tees.
   2. Terminals or services weighing 20 lbs. to 56 lbs. must have two 12-gage wires connecting them to the ceiling system hangers or to the structure above.
   3. Terminals or services weighing more than 56 lbs. must be independently supported.

H. Penetrations:
   1. Ceilings without a grid brace must have 2” oversize trim rings to allow 1” horizontal movement in all horizontal directions at sprinkler heads and other penetrations.

3.03 ADJUSTMENT

A. General: Adjust sags or twists which develop in ceiling systems; replace improperly installed or damaged suspension system components and acoustical panels, as directed by University's Representative.

B. Tolerances:
   1. Maximum Variation from Flat and Level Surface: ⅛” in 10’-0”.

3.04 CLEANING

A. General: Upon completion, thoroughly clean exposed surfaces per manufacturer's instructions.
RFI Log No. 1


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
RFI Log No. 2

PROJECT: The Center - Adaptive Reuse and Tenant Infill

DATE: 4/12/2023

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 associated Addenda for additional information.

RFI/Questions:

1. **Section: 102226 – Operable Partitions** We see a specification section for operable partitions but cannot locate them in the plans. Please advise.

   Response: *Specification section 10 22 26 mistakenly included; there are no operable partitions as part of the project.*

2. **Section: 102813 – Toilet Accessories** The following items are specified & not shown. Please confirm these items are not needed on this project:
   - Bobrick Dual Access toilet tissue dispenser Model #386
   - Bobrick Single Use Paper Towel Dispenser Model 262
   - ASI Specimen Pass thru 0515

   Response: *The three (3) Items listed are not needed on the project; specification section 10 28 13 updated as part of Addendum #2.*

3. **Section: 102813 – Toilet Accessories** The Following items are shown & Not Specified. Please provide manufacturer & model #’s for pricing: Shown on all enlarged plans:
   - Seat Cover dispenser
To:  
RE:  
Page 2 of 3

- Sanitary Napkin Disposal
- Paper Towel / Waste Combination Unit
- Baby Changing Station

Response: Specification section 10 28 13 updated as part of Addendum #2.

4. BCOE IT (Scope)? is going to Provide and Install all the Low-voltage/ Tel-communications (wire, devices, equipment)?. Does this include the IT rack in the IT room?

Response: I.T. scope for this project extends to the data/phone locations and pathway shown on the electrical drawings. Cabling and device installation will be Owner Furnished, Owner Installed during the time of construction; work will need to be coordinated with the selected contractor.

5. Does BCOE IT have any idea of conduit sizes for Gypboard and OTS areas?

Response: I.T. related conduits will be Owner Furnished, Contractor Installed. Sizing not specifically called out on the electrical drawings will be provided in conjunction with the Owner Furnished, Owner Installed cabling and device installation scope. BCOE will coordinated with the selected contractor.

6. BCOE Access controls / Security system?

Response: The Avigilon access control system is listed in the bid package under section 01 25 00, part 1.4.A.3 referencing Appendix A./ Security to be Owner Furnished, Owner Installed.

7. Title 24 Requires 50% of office space outlets to be controlled by a occupancy sensor?

Response: No, we do not need a load controller for outlet(s) in the office space if we are not replacing the main service board per title 24. In this project we are only altering the branch circuit, thus as you can see in the title 24 form that the “controlled receptacles” section is greyed out.

8. Will you be releasing a list of the prequalified bidders.

Response: Yes. The list has been uploaded to the BCOE site. BCOE.org- About BCOE-Statewide and Local Support Services-Maintenance, Operations & Facilities

9. Is the door schedule correct regarding the Overhead Doors?

Response: The dimensions listed on the door schedule are misleading, they were for maximum width/height including the housing and jamb angles. Existing openings are both 11’ tall, one 10’ wide and the other 4’ wide.
10. Are we extending the landscape area where the bushes are being removed? See page A021, note 26.
   Response: Yes, landscaping should extend to match existing (either sod or mulch depending on what is adjacent).

   Response: Floor finish on the schedule sheet ID001 is correct for 145 & 146 (CN-1).

12. Does interior aluminum storefront need to be thermally broken?
   Response: No, only new exterior windows are to be thermally broken.

Attachments:
   Addendum #3

Sincerely,

Ty Yurkovic, AIA
Senior Architect