

ADDENDUM # 1

**CITY OF TORRANCE
3031 Torrance Blvd.
Torrance, CA 90503**

BID NO. B2012-44

Bid for Renovation of the Personnel Building

ADDENDUM # 1- Issued 11-21-12

THE FOLLOWING CHANGES ARE HEREBY INCORPORATED INTO AND MADE A MANDATORY PART OF SUBJECT BID:

UNCHANGED: Bid Opening Date remains: Thursday, November 29, 2012 by 2:00 PM in the City Clerk's office.

ATTACHED: Phasing Plan (sheet A2.02). Phase One will include all site work at the entrance and lobby and restrooms, and offices located at south side of the boundary line as shown on the plan attached. Phase Two will encompass the remaining areas north of the boundary line including the training room.

ATTACHED: Revised Bid Proposal Form to include bid alternate #3- "Future Panel F". Please refer to question 9 below for additional details. Bidder to use revised bid proposal form attached in lieu of the bid proposal form in the original bid documents.

CLARIFICATION: Bid Alternate #2- Carpet in Training Room #125, includes removal and disposal of existing carpet and cove base, floor prep, and installation of new carpet and cove base.

CORRECTION: On the front page of the bid proposal packet, item #6 References/Experience states 2 pages, it should be 1 page.

Below is a list of questions raised during the bidding period. Responses (in bold) are provided by Jeff Lemler of Withee Malcolm Architects- 11/20/12.

1. Fire Sprinklers and Fire Alarms are not indicated anywhere on either the contract drawings or the project specifications. Are fire sprinkler and/or fire alarms scopes to be done as part of this contract?

Response: The building is not sprinklered, and sprinklers are not a part of the scope, nor are modifications to an alarm system. There are however several wall-mounted, bell type alarms that are on walls that are not directly affected by construction but need to be protected during demolition and construction. There are also several smoke detectors and a speaker or two in ceilings that are to be replaced. You are responsible for relocating these and other similar items.

2. Will there be any additional requirements for fire extinguishers during construction? If so, how many will be required and where will they be located?

Response: Please provide for one additional recessed fire extinguisher cabinet to replace the one being removed in Hallway 126. The fire inspector will determine the exact location. Also, provide for an additional wall mounted extinguisher (without a cabinet) at the New Lunchroom 118. All others are existing to remain.

3. What type (manufacturer make & model) and color of countertops are to be installed?

Response: See the Finish Legend on Sheet A2-04, Counter, restroom interior elevations on Sheet A5-01, and cabinetry elevations and sections on Sheet A5-02.

4. Spec section 01500 "Construction Facilities and Temporary Controls" paragraph 2.01 states that temporary barricades are to be provided. Please confirm if barricades are needed? If so, where are these to be located and what are the dimensions of the barricades?

Response: Barricades will be required at all walkways and sidewalks under construction as a part of this project and at the public access points to the building under construction, sufficient to prevent access to the site by, or harm to, non-construction personnel. Also, when the storefront at the entry is removed, a temporary weather-proof barrier to prevent access to the building will need to be provided until the new storefront is installed.

5. Spec Section 01500 "Construction Facilities and Temporary Controls" paragraph 2.03 states that office space is to be provided onsite. Please confirm if temporary offices are required. If so, how many and where shall they be located? Is the office space for construction personnel or city personnel including Owner, Architect and their representatives? Is the contractor to provide non-pay telephone and fax for use without charge to city personnel including Owner, Architect and their representatives?

Response: Temporary office space is optional for the contractor. However, phone and/or fax service is not available on site for the Contractor's use.

6. Spec Section 01500 "Construction Facilities and Temporary Controls" paragraph 2.07 – How tall are the barriers supposed to be? Are they to be double sided? How is the insulation to be installed so as to keep it in place and prevent it from falling out of the framing?

Response: See the attached revised Floor Plan Sheet A2-02, showing the phasing boundary line discussed at the job walk, which is part of this Addendum. The barriers must be of sufficient height to prevent the intrusion of dust and a moderate amount of noise into the adjacent occupied areas. They do not necessarily need to be double-sided. Insulation may be strapped in if necessary.

7. Is the contractor responsible for moving the furniture to new areas between phases? If so, where is the furniture to be moved between phases?

Response: No, the contractor is not responsible for moving the furniture to new areas between phases.

8. Drawing A2-02, Keynote 21 – drawing states that the plaster is to be a cost alternate item. However, per the job walk and the RFP "Assignment of Contractor's values" it is indicated that the only two cost alternate line items were to be the reversing of the bathrooms and the re-carpet of the meeting room. Is the smoothing of the plaster to be listed as a cost alternate line item or added into the overall bid?

Response: The smoothing of the plaster in the current exterior corridor being converted to interior corridor should be included as a part of the base overall bid and not as an alternate.

9. Drawing E1.1, keynote 4 – drawing states that the panel is to be a cost alternate item. Is the panel to be listed as a cost alternate line item or added into the overall bid?

Response: New Panel 'G' and the circuit breaker for future panel 'F' should be part of the base overall bid. Future Panel 'F' should be a cost alternate line item.

10. What exact items are to be listed as cost alternate items, as what is indicated on the drawings does not match the bid alternates listed in the RFP?

Response: See item 9 above, which is the only "new" bid alternate.

11. Sheet A2-04, Window Coverings: We see designation WC-1 on the Finish Schedule, but cannot find anywhere on the plan where this designation occurs. Please clarify where window coverings are required.

Response: New window coverings are not currently a part of the scope of work. You are however required to protect any existing window coverings from damage, dust, etc. during demolition or construction.

BIDDER'S PROPOSAL

**BID FOR RENOVATION OF THE PERSONNEL BUILDING
B2012-44**

In accordance with the Notice Inviting Bids pertaining to the receiving of sealed proposals by the City Clerk of the City of Torrance for the above titled improvement, the undersigned hereby proposes to furnish all work to be performed in accordance with the Plans, Specifications and Contract Documents, prepared by Withee Malcolm Architects and City of Torrance for the lump sum bid as set forth in the following schedules.

Assignment of Contractor's values:

Item	Description	Total Amount In Figures*
Division 01	General Requirements:	
Division 02	Site Work:	
Division 03	Concrete:	
Division 04	Masonry:	
Division 05	Metals:	
Division 06	Wood and Plastics:	
Division 07	Thermal and Moisture Protection:	
Division 08	Doors and Windows:	
Division 09	Finishes:	
Division 10	Specialties:	
Division 11	Equipment:	
Division 12	Furnishings:	
Division 13	Special Construction:	

Item	Description	Total Amount In figures*
Division 14	Conveying Systems:	
Division 15	Mechanical:	
Division 16	Electrical:	
	B2012-44 -BID TOTAL- in figures*	

BID TOTAL: _____
(Words)*

***BID MAY BE REJECTED IF TOTAL IS NOT SHOWN IN FIGURES AND WORDS.**

Bid Alternate #1	Switch the location of the Conference Room #111 with the women's restroom #110 and men's restroom # 109 as per plans	
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B2012-44 BID ALTERNATE #1 TOTAL: _____
(Words*)

Bid Alternate #2	Carpet in the Training Room #125	
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B2012- 44 BID ALTERNATE #2 TOTAL: _____
(Words*)

Bid Alternate #3	Future Panel F – Sheet E.1.1 Keynote 4	
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B2012-44 BID ALTERNATE #2 TOTAL: _____
(Words*)

The City of Torrance awards to the lowest responsible bidder per the Torrance Municipal Code. Based on the funding available, the City reserves the right to select any combination of base bid and bid alternate(s) to determine the lowest responsible bidder for award.

