Date: August 6, 2020

To: All Holders of the CONTRACT DOCUMENTS for:

Marin County Health & Wellness Campus
3270 Kerner Blvd., San Rafael
HEATING, VENTILATION & AIR-CONDITIONING REPLACEMENT
Project No. 41C2007

From: Dorren P. Hill
Capital Division Manager

Re: ADDENDUM NO. 2

You are hereby advised of the following revisions and/or clarifications to said Contract Documents:

THE BID PERIOD HAS NOT BEEN EXTENDED

1. The CONTRACT DRAWINGS are revised as follows:
   - REPLACE the following drawing sheet with the REVISED version attached here:
     M0.01   HVAC NOTES, LEGEND, DOCUMENT LIST, SCOPE OF WORK
     APPLICABLE CODES, & ABBREVIATIONS (Revision Date: 08/06/2020)

2. The CONTRACT DOCUMENTS AND SPECIFICATIONS are revised as follows:
   - REPLACE the NOTICE TO CONTRACTORS with the REVISED version attached here.
   - REPLACE the SPECIFICATION Section 010000-Summary of Work with the REVISED version attached here.

3. Response to Bidder Questions:
   Q1. Spec. section 011000, 1.4, A, 2.i “summary of work,” states “Perform complete testing, adjusting, and balancing of all supply/return diffusers.” Please verify that mass volume balance of rooftop units is all that’s required.
   R1. All work is above the roof only, including all balancing efforts. The units are to be measured (pitot across the mains) for pre-balance operating conditions and balanced back to the same airflow post-construction.

END OF ADDENDUM NO. 2
1. NOTICE IS HEREBY GIVEN that sealed Proposals will be received by the Department of Public Works, County of Marin, Administration Building, Marin County Civic Center, 3501 Civic Center Drive, Room 304, San Rafael, California 94903, until Thursday, August 13, 2020, 1:30 PM for: Marin County Health and Wellness Campus - 3270 Kerner HVAC Replacement, Project No. 41C2007, for which a C20 license will be required.

Project Description: Project scope of work includes the following: selective demolition of the rooftop HVAC system, including but not limited to the existing rooftop unit, existing heating/ventilation equipment, ductwork connections, and associated utility piping; installation of a replacement HVAC system consisting of a new rooftop unit and new packaged heating and ventilating unit; installation of sleepers as required to support the new equipment; installation of new gas and condensate drainage piping to the new equipment; connections of the new equipment to the existing ductwork; and connection of the new equipment to the existing Andover system control panel.

An optional site walk will be held on Thursday, July 30, 2020, 9:00 AM, at 3270 Kerner Blvd, San Rafael. Social distancing and face masks will be required.

2. The Engineer's estimated cost for the accomplishment of this work is $171,200.

3. The work shall be performed in accordance with official Drawings, Specifications, and other Contract Documents prepared in reference thereto which may be examined at the Department of Public Works, 3501 Civic Center Dr., Room 304, Marin County Civic Center Administration Building, San Rafael, California.

4. Complimentary electronic copies of the Project Drawings, Specifications and other Bid Documents may be acquired by prospective Bidders by emailing bids@marincounty.org. Hard copies of the Project Drawings, Specifications and other Bid Documents may be acquired by prospective Bidders at The Marin County Department of Public Works room 304 upon payment of $30.00 per set (cash, or check made payable to the County of Marin) to cover the cost of printing and processing, which payment is NON-REFUNDABLE, and the documents need not be returned. There will be a $12.00 service fee for returned checks. Mailed requests should be addressed to the Marin County Department of Public Works, County of Marin, Attention: Capital Projects Division, P.O. Box 4186, Civic Center Branch, San Rafael, California 94913-4186.

5. For detailed information regarding the scope of the Project, Bidders may contact the Capital Projects Division of the Marin County Department of Public Works; telephone number 415/473-7877, email bids@marincounty.org.

6. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and
qualified to perform public work pursuant to Section 1725.5 of the Labor Code. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

7. All Bids must be submitted on the Proposal Form bound in the Project Manual, or a copy thereof, and must be accompanied with a Proposal Guaranty of at least 10% of the amount of the Base bid.

8. Sealed Proposals will be received until the time and in the place stated above, and shortly thereafter will be opened by DPW staff.

   In order to adhere to COVID-19 social distancing protocol, the bid opening will be available for public viewing via a real time phone and computer application.

   Administrative Services will send instructions, invitation and Meeting ID Link to all registered plan holders on Wednesday, August 5, 2020 for the viewing of the real time opening on Thursday, August 13, 2020 at 2:00 PM.

9. The award of the Contract, if it be awarded, will be to the lowest responsible Bidder whose Proposal complies with the prescribed requirements, and will be made within thirty (30) calendar days after the bid opening. The Director of Public Works reserves the right to reject any or all bids and to waive any irregularity in any bid received.

10. Pursuant to Section 1773 of the Labor Code, the general prevailing wage rates for Marin County where the work is to be done have been determined by the Director of the California Department of Industrial Relations. These wages are set forth in the General Prevailing Wage Rates for this project, available at the Department of Public Works, and are also available at the State of California Division of Labor Statistics and research web site at http://www.dir.ca.gov/DLSR/PWD/index.htm.

11. The County of Marin, and its Contractors and/or Subcontractors will not discriminate against any individual based on race, color, religion, nationality, sex, age or disability.

Department of Public Works
County of Marin
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Project Conditions.
4. Contractor Use of Premises.
5. Access to site.
6. Posting of Materials Information.
7. Work Restrictions.
8. Coordination.
10. Specification and Drawing conventions.

B. Contractor shall include as part of its Bid any costs associated with scheduling and performing work in accordance with the limitations set forth in this article.

1.3 PROJECT INFORMATION

A. Project Identification: Marin County Health and Wellness Campus – 3270 Kerner HVAC Replacement, 41C2007

1. Project Location: 3270 Kerner Boulevard, San Rafael CA

B. Owner: County of Marin, Department of Health and Human Services


2. Other County Representatives:
   a. Tom Harp, Building Operations, (415) 306-2136
   b. James Villella, Health and Human Services, (415) 306-1943
C. Owner's Consultants: Owner has retained the following consultants who will oversee portions of the Work:

1. Design Consultants:
   a. Jay Tacaks and Caroline Kabe, 15000 Inc., (707) 577-0363

2. Control System Consultant:
   a. Ryan Mitchell, EMCOR Services, (510) 670-1690

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following. Refer to the plans and specifications for further information.

1. Mobilization / Demobilization (BID ITEM NO. 1)
   a. Perform all required preparatory tasks, including but not limited to: all work required to mobilize, including preparation of the site, and installation of temporary site protections; preparing of required construction submittals; and, the cost for pre-paid bonds and insurance.
   b. Perform all required closeout tasks, including but not limited to: all work required to demobilize, including removal of contractor equipment and materials and site cleanup; post-construction inspection of roof membrane; end-user training; and, preparation and submittal of required closeout materials.

2. HVAC Replacement Work Scope (BID ITEM NO. 2)
   a. Selective demolition of existing HVAC rooftop equipment, RTU-A1 and RTU-A2. Demolition of piping systems as it directly relates to equipment, utility and duct-work connections. Remove and dispose of all abandoned system components, including but not limited to units, ductwork, and piping;
   b. NOT USED
   c. Furnish and install replacement of RTU-A1 in kind;
   d. Furnish and install replacement RTU-A2 with packaged heating and ventilating unit;
   e. Facilitate connections from existing ductwork to new units;
   f. Install new condensate drainage system from HVAC unit to approved reception;
   g. Install new natural gas distribution system from point of connection on site to gas-fired equipment;
   h. Facilitate connection of new equipment to the building's existing Andover control system; and
   i. Perform complete testing, adjusting and balancing of all supply/return diffusers. Provide written report upon completion as outlined in the specifications.
B. Contract Method:

1. Project will be constructed under a single prime contract.

1.5 PROJECT CONDITIONS

A. Provide safety precautions to separate the work area(s) from pedestrian or vehicular traffic and to prevent damage to the building, its occupants and the surrounding areas. Observe applicable Federal O.S.H.A. and California State O.S.H.A. requirements.

B. Supply labor and equipment to accomplish the work.

C. Coordinate with County control system consultants prior to proceeding with work involving the Andover panel and related infrastructure.

D. Repair or replace items damaged caused by contractor negligence.

E. Perform all work in accordance with applicable Federal, State and local code requirements.

F. Workmanship and materials shall be in accordance with manufactures instructions and code requirements. Specification requirements that exceed the minimum requirements of the manufacture take precedence.

G. Coordinate the work in this section with other sections, including preparatory work, building protection, daily clean up and protection of building occupants and contents.

H. Supply labor and equipment necessary to maintain a clean environment in the interior and exterior building and site areas around the construction.

1.6 CONTRACTOR USE OF PREMISES

A. Construction activities are permitted between 7 a.m. and 6 p.m. Monday through Friday and on Saturdays between 9 a.m. and 6 p.m. Construction activities are prohibited Sundays and holidays.

B. Whenever Contractor intends to perform work on a Saturday, Contractor shall give written notice to the Owner’s representative of such intention 48 hours prior to performing such work, or within such longer period as may be specified, so that the Owner may make the necessary arrangements.

C. Coordinate use of premises under direction of the Owner.

D. Contractor shall limit all work activities and use of premises so as not to interfere with or disrupt Owner’s occupancy and public access.

E. The Contractor shall be responsible for maintaining the area of work and adjacent areas clean. Contractor may enter and traverse office areas for the sole purpose of accessing the area of
work. The movement of equipment and materials through the space should be minimized. Schedule material and equipment loading through the building before 8:00 AM.

F. On-site storage will be limited to one (1) shipping container sized to occupy not more than one (1) existing parking space. Because on-site storage is for the Contractor’s convenience and is furnished as a courtesy by the Owner, the Contractor is cautioned to provide for the security of its stored property. The County of Marin, as Owner, will accept no responsibility for damage or loss due to vandalism, theft or any other cause.

1.7 ACCESS TO SITE

A. General: Contractor shall have access to and use of Project site for construction as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Designated 30-Day Construction Work Window

1. Following contract award, the Owner, in coordination with the Contractor, shall designate a 30-day construction window during which the onsite work shall be performed.

   a. Once agree upon, the Contractor shall be responsible for ensuring that all materials are delivered, and the work completed before the expiration of the 30-day window.

   b. Contractor shall have limited access to the building during the 30-Day Construction Work Window. During that time the Contractor will be issued access cards programmed to open the lobby doors, elevator, and the secured door leading to the area of work, and a key to the roof access hatch. The Contractor shall be responsible for ensuring that the building’s secured doors remain closed and locked at all times, and that the roof access hatch is closed and locked at the end of each workday. If the Contractor fails to keep the premises secure, the Owner may restrict the Contractor’s access to the building to within normal business hours.

   c. Contractor shall sequence installation of the rooftop ac units, including start-up, to minimize disruptions to the HVAC. Contractor shall be responsible for providing portable heaters and/or fan units to serve occupied portion of the building while the while the work is being completed.

C. Construction Limits

1. Confine construction operations to areas where work is permitted.

2. Keep driveways, vehicle parking spaces, and the pathway to the building’s side entrances clear and available to Owner’s employees. Ensure access to the building’s main entrance is accessible to fire and other emergency responders at all times.
3. Contractor will be assigned one (1) onsite parking space for storage of materials during the Construction Work Window. Contractor may, at their own expense, secure the use of parking in the public right away from the City of San Rafael.
   a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
   b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
   c. Contractor shall be responsible for providing ADA access of pedestrian detours if required.

1.8 POSTING OF MATERIALS INFORMATION

   A. All materials utilized in the construction process or incorporated into the project shall have information posted on the premises where the Contractor's operations are conducted in performing the Work of this Project.

   B. Manufacturer's Safety Data Sheets shall be posted in accordance with OSHA's "Hazard Communication Standard", in a manner so as to be clearly visible to persons passing by the project site and so as not to mar or cause damage to existing building surfaces.

1.9 WORK RESTRICTIONS

   A. General: Comply with restrictions on construction operations.

      1. Comply with limitations on use of public streets, applicable construction noise ordinances, and other requirements of authorities having jurisdiction.

   B. The crane pick shall occur during the course of a single (1) day.

      Prior to scheduling a crane, the Contractor shall submit to the County an OSHA Crane Lift Plan. A minimum of 1 weeks' notice shall be given to the County prior to the lift, and the Crane Lift Plan must be submitted at least 48 hours prior to crane mobilization.

   C. Utility Disruptions: Utility shutdowns shall be scheduled with County Building Operations staff 72-hours in advance. Utility shutdowns shall be scheduled only when the building is closed to the public.

1.10 COORDINATION

   A. Drawings and general provisions of the Contract, including Drawings, General Conditions and this Division 1, apply to Work of all Sections.
B. Coordinate work of the various Sections of these Specifications to assure efficient and orderly sequence of installation of construction elements. Make provisions for accommodating items or work that might require installation or performance at later times.

C. Coordinate with County's abatement consultants prior to proceeding with work that disturbs materials identified as containing asbestos.

1.11 REFERENCE STANDARDS

A. For products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. The date of the standard is that in effect as of the Bid date, or date of Owner-Contractor Agreement, except when a specific date is specified.

C. Obtain copies of standards when required by Contract Documents. Maintain copy at job site during progress of the specific work.

D. In the event that referenced specifications or standards contain general requirements in conflict with these Drawings, General Conditions or the scope of work of individual Sections of the Specifications, the provisions of the Contract Documents shall govern.

E. Where conflict occurs between regulations, standard manufacturer's specifications, codes, the Drawings and Specifications, and governing agencies, the most restrictive shall apply. Nothing in the Drawings or Specifications is to be construed to permit work not conforming to code.

F. Work shall be governed by the best trade practices.

G. All work shall be performed in strict accord with the latest applicable codes and regulations, including, but not necessarily limited to:
   1. Cities and County of Marin, and California Fire Marshals.
   2. California Occupational Safety and Health Act (CAL/OSHA).
   4. Safety Orders of the California State Division of Industrial Safety.
   5. National Board of Fire Underwriters (NBFU).
   7. Underwriters' Laboratories, Inc. (UL).
   10. National Electrical Manufacturer’s Association (NEMA).
   11. Sheet Metal and Air Conditioning Contractor’s National Association (SMACNA)
   12. Wood Institute of California (WIC)
   14. Cities and County of Marin Building Ordinances.
1.12 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

END OF SECTION 011000