March 26, 2018

|  |  |
| --- | --- |
| **Project Number:** | 2018-01 |
| **Project Name:** | Modular Firefighters Living Quarters | |
| **Location:** | 20223 Elfin Forest Rd | |
| **Point of Contact:** | Fred Cox, Deputy Chief | |
| **Phone & Email:** | 858-756-6002 | Email: cox@rsf-fire.org |

**The below information is clarifications or additional information for questions raised**

**by potential bidders during the site walk-through conducted on March 22, 2018.**

1. **General Description of Scope of Work:**

**A. Pre-Construction Work**

1. **Geotechnical/soils reports**

All Bidders in their bid proposal shall include costs for a geotechnical/soils report. Bid proposals shall be based on findings from a typical soils report. Bidders may take exception to unknown factors such as soil liquefaction or disturbed soils which may require additional remediation.

1. **Site plan**

The successful bidder is required to provide a complete site plan. The site plan must be submitted and approved by the County of San Diego.

1. **Building plans**

The successful bidder will be required to provide a complete set of building plans as required by the County of San Diego. This may include, but is not limited to; plot plan, floor plan, foundation plan, framing plan, roof system plan, fire sprinkler plan, landscape plan, grading plan, mechanical plan, wall section or cross section plan, plumbing and electrical plan, building elevations, ADA plan, or other plan details, call outs or drawings as required.

The building plans must be complete for the desired project, be submitted and approved by the County of San Diego for a building permit. The successful bidder is responsible for any resubmittals and all time and materials to obtain all required permits for building construction.

1. **Structural and Civil engineering if required:**

All bid proposals shall include costs for structural and civil engineering for the project as proposed.

1. **All zoning, permit, development fees and other related costs for the project:**

Bidders in their bid proposal shall include all time and materials costs to gain all permits required for this project. Any permit fees required by the San Diego County will be paid for by the Fire District.

1. **Grading and site preparation:**

Bidders in their proposals shall include costs for grading and site preparation to include, grading permit if required, rough grade, disposal of excess soils off site if required, and any general site preparation as required to start building construction.

Bidders may take exception in their bid for the removal of contaminated soil if found, disturbed soil removal and re-compaction, or other unanticipated factors that may require remediation such as expansive soils, high ground water, etc.

All bidders should anticipate in their grading plan the need and costs for a bio swale to contain storm water runoff as required by the County of San Diego.

1. **Storm water and erosion control as required:**

All bidders shall include in the proposal costs for storm water runoff and erosion control for a project of this type.

1. **Any other San Diego County requirements:**

The Bidder is responsible to provide all costs in their proposal to meet standard requirements required by the County of San Diego for a project of this type and stature. Unknown or unanticipated costs may be specifically excluded in the bidders proposal.

1. **Clarifications to type of electrical wiring:** Per initial consultation with the County of San Diego, for occupancy type R2 – romex wiring should be acceptable inside of the building.  Any wiring run on the exterior of the building, or under the building shall have the wiring in conduit.

**B. Site Preparation:**

1. Construction security fencing

All bidders in their proposal shall include a site security fencing.

**C. Infrastructure Improvements**

1. **Domestic water and fire line:**

Bidders shall include in their proposals all costs to trench, install, back fill, and provide the finish connection of both domestic water and fire sprinkler water lines. Domestic water line must have required backflow device and installed according to local water district requirements. The fire sprinkler line shall be installed per engineered calculations and be in accordance with the Fire Districts requirements with submittals approved by the Fire Marshal.

1. **Sewer - new septic system installation:**

Bidders shall include in their proposals all costs to gain permits, purchase equipment, and properly install septic system as per approved layout. Leech fields shall have barrier protection by moving on site rocks to the front leading edge of the leech field. Proposals shall include termination of the existing septic system as required by the County of San Diego; and finish connection of new and existing building to the new septic system.

The successful bidder or subcontractor for the septic system installation must be properly licensed for the type of work provided and have experience in the installing Advantex septic systems. Septic system work shall not be considered complete until the system is inspected and signed off by the County of San Diego Department of Environmental Health.

Bidders should note that tight line and a sewer macerator pump may be required to connect existing building to the new Advantex system due to inadequate elevation change for proper drainage.

1. **Electric:**

Bidders shall include in their proposals shall all costs and materials to install electric service to new building.

1. **Cable Prewire in building:**

Bidders shall include in their proposals all costs to wire cable TV. Cable jack boxes with cover plates shall be located:

(1) outlet in each bedroom

(1) in kitchen area

(1) in firefighters study area

(1) in dayroom

Final collection point will terminate in the IT room.

1. **Phone:**

Bidders shall include in their proposals shall all costs to hard wire copper phone lines locations identified in Addendum 01.

1. **IT/Communications:**

Bidders shall include in their proposals all costs to hard wire Cat 6 lines with a termination point in the IT room per Addendum 01.

1. **Propane:**

Bidders shall include in their proposals all costs to install a 499 gallon propane tank per code, trench and provide underground gas pipe, backfill and make final connection to the new building as required.

1. **Asphalt work:**

Asphalt work shall consist of 5,000 sq. ft. of 1.5” asphalt overlay over existing asphalt parking lot materials.

1. **Landscape and or retaining walls:**

Bidders in their proposals shall include a base amount of $20,000 for any required finish landscape or retaining walls if required.

**j) Parking area:**

All proposals shall include costs to provide the required number of parking places required for the occupancy load as required by the County of San Diego. The parking area shall include proper stripping, handicap signage, requirements to meet ADA standards, and 4’ concrete wheel stops.

**D. Foundation**

a) Raised foundation.

b) Stone Veneer.

Bidders in their proposals shall include all costs to install stone veneer on exposed foundation concrete. Dormer pillars shall have a stone veneer applied on all sides to the top of the pillar (3-4’ in height) The top of the pillar shall be finished with a stone cap which surrounds the support column. Stone veneer shall be “Eldorado Rustic Ledge Stone” or equivalent style as selected by the Fire District. Faux stone panels will NOT be acceptable.

**E. Building - General Requirements**

1. Building must be designed in compliance with the requirements for Risk Category IV/Table 1604.5 of the 2017 California Building Code (Essential Services).
2. Fire Sprinkler System will be NFPA 13R compliant.
3. Code requirements:

Must meet 2017 San Diego County Consolidated Fire Code, 2016 California Building Code, any San Diego County or locally adopted amendments to the CCFC or CBC or, as well as any local AHJ adopted ordinances.

1. Cement/fiber exterior siding and trim w/architectural features to make for a appeasing exterior appearance.

Bidders need to be cognizant that this building is in a designated high wildland fire area. As such, building codes are more restrictive.

1. Roofing – high definition architectural shingles.

Asphaltic shingles shall be Timberline Ultra HD Lifetime Architectural Roofing Shingles w/matching Ridge Cap. The roof assembly shall be installed per manufacturers requirements and meet the requirements for a Class A roof ensemble.

1. Dormer/ front porch w/heavy timber pillars.
2. All building materials must meet local codes and ordinances.
3. Specific requirements as listed in RFP.
4. Occupancy type.

The occupancy type is consider R-2.

**4. Construction Site Access and Lay-Down Area:**

**5. Construction Waste Management:**

a) site is expected to be kept clean at all times.

**6. Personal Behavior:**

1. District facilities are tobacco free areas .
2. Respectful conduct at all times.
3. Sexual harassment of any kind is cause for removal from the job.
4. Parking areas for workers established to avoid conflict with District staff faculty.

**7. Other Items:**

a) California prevailing wage job.

b) Discussion of security requirements as necessary.

c) Contractor’s must have a site specific safety plan:

Must provide required jobsite postings as per requirments.

**8. Schedule of Addendum Release:**

(1) Addendum are to be released:

* Clarification for data, phone line prewire
* Clarification for electrical wiring

**9. Other Questions presented at Site Walk through**

**1. Building curfews.**

There are no specific legal building curfews on this project. It is expected that the contractor be a good neighbor and conduct work between the hours of 0700 and 1800. Exceptions may be taken on certain instances such as the delivery of the modular units which may occur between 0400 and 0600 due to transportation requirements. In this event, the Fire District needs (2) weeks advanced notice to notify the community.

**2. Door lock Type:**

Omnilock door mounted cylindrical proximity validation lock w/wireless access portal management - installed on all exterior doors, and one interior door.