

**SENECA HEALTHCARE DISTRICT**  
**REPLACEMENT CRITICAL-ACCESS HOSPITAL + SKILLED NURSING FACILITY**

**BID FOR CONSTRUCTION SERVICES – ADDENDUM 6**

**TO:** PROSPECTIVE FIRMS

**FROM:** BUILDING Rx

**DATE:** MARCH 4, 2024

**SUBJECT:** RFIs AND ASSOCIATED RESPONSES + BID CLARIFICATIONS

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- 1) Within the General Conditions requirement for a jobsite trailer (See Addendum 1, Item 13), ensure there is space for the Inspector of Record to office (desk + file storage) and 2 hotel desk spaces for other consultant use.
  - 2) The purchase of furniture indicated in the provided look-book is NOT to be included within the Bidder's bid price. Similarly, the signage indicated in the provided DD50 signage design set is NOT to be included within the Bidder's bid price. Refer to the provided Responsibility Matrix for scope to be provided by the Contractor.
  - 3) Increment 3 generator and associated fuel supply shall be the basis for base bid associated with that scope.
  - 4) CAH Generator fuel supply capacity needs to be increased per NPC-5 requirements. The plans for Increment 4 show a tentative location for the necessary tank. While this location may be shifted, the bidders may assume 50' of piping from the day tank to the generator belly tank. The bidders should also address the need for 120 volt pump connections from panel GLSL, communications cabling, and fire alarm monitoring to the day tank. Add Alternates #3 & #4 have been added to the amended bid form (attached) for a 72 hour and 96 hour capacity, respectively, and both shall include the details listed above.
  - 5) CAH Generator capacity may be requested to be increased. Add Alternates #5 & #6 have been added to the amended bid form (attached) for an 800kW capacity, inclusive of potential 72 hour and 96 hour fuel supply capacity, respectively.
  - 6) SNF Generator capacity may be requested to be increased. Add Alternate #7 has been added to the amended bid form (attached) for a 350kW capacity, inclusive of 96 hour fuel supply capacity.
  - 7) Path for both PG&E and Frontier shall be routed per PG&E commitment drawing.
  - 8) Q1: Will Johnson Controls be accepted as an acceptable equal as a BMS manufacturer?  
A1: We do not take exception to submission of Johnson Controls provided contract document requirements are adhered to.

Refer to substitution request procedures in Spec Section 01 6000

- 9) Q2: Please see Construction Specification Final-c1 w TOC update Page (5 of 1567/"-iv-"). It notes two Specification Sections that do not appear to be included in the Provided set. The Sections are:  
--019100 General Commissioning Requirements  
--019119 Building Envelope Commissioning

Please Provide the Sections or confirm they are to be removed

A2: These sections have been provided by the Commissioning agent and are to be incorporated into the documents at a future issuance. Copies of all commissioning sections (including but not limited to those listed) have been included with the RFI responses.

- 10) Q3: Addendum 1, 2.8.E Reads "incorporate Section 280612 Power Distribution Acceptance Tests into the Project Manual," but no Specification was provided within the Addendum.

Please provide the Specification Section

A3: The addendum narrative language had the numbers switched, Section 26 0812 was provided with the original submittal and addresses this scope. A copy of this section has also been included with the RFI responses.

- 11) Q4: The Bid Form amount for Local Permits & Inspections does not appear to be listed. Bid Documents (002113, Article 29) note that this amount will be furnished by the District, and treated as an Allowance.

Please provide the amount to be carried by the bidders, and if necessary, provide an updated Bid Form.

A4: The intent of 002113, Article 29 is for Bidders to provide their own number for this allowance within their bid. This shall be completed in Line 5 of the Bid Form Bid Schedule.

- 12) Q5: Addendum #1 mentions that the DAS System Equipment Design/Installation shall be provided as an alternate, however there was no New BidForm provided.

Please provide an updated Bid Form.

A5: Add Alternate #2 on the Bid Form provided within the initial bid documentation is identified as this scope.

- 13) Q6: A) In Specification 002113 Instruction to Bidders, there is an Article titled "Compliance with CARB Regulations" between Articles 10 & 11 that does not appear in the Table of Contents. Please clarify if this Article is applicable.

B) In Specification 002113 Instruction to Bidders, there are 49 Articles listed in the Table of Contents. There are only 35 Articles provided in the Specification Section. Please clarify which articles are not applicable, or if additional articles are required please provide them.

A6: Contents of the document control over Table of Contents (TOC), however updated TOC included here for reference. Note also that the Articles referenced in item (B) of the question is for the General Conditions, also with contents of the document controlling over the TOC but TOC updated here for reference.

- 14) Q7: There are a significant number of Submittals that are indicated to be a "Delegated Design," but the design seems to be already included in the documents (for example, "Interior Partitions, Ceiling and Soffit Framing" is identified on S2-102 "M." However, Interior Framing, Ceiling, and Soffits are all detailed on A3-600s. Please clearly identify the following:

--Which of the following items are to be Contractor-Designed

--Which of the following items are to be Owner/Vendor-Designed

--Which are to be designed (or have been designed) by the AOR+Consultants and therefore do not require design by the Contractor

--Which are to be removed from the Project or are Not Applicable

A7: **G#-000**

INC 1 & 2:

1. RTU anchorage - Provided with Inc1, Inc2, and/or Inc 3 (to be removed from list)

2. Aluminum Storefront system - Vendor

3. Fire Sprinkler system - Contractor

4. Fire Alarm system - Contractor

5. Essential Electrical system coordination study - Electrical engineer, potential issuance w/backcheck 2

INC 3:

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1. Kitchen hood (ansul system) - Vendor
2. CT/X-ray anchorage - by KPFF (based on final equipment selection). To be included in the Backcheck documents.
3. CT Injector overhead mount - by KPFF (based on final equipment selection). To be included in the Backcheck documents.

**S#-102**

- A. Non-load bearing exterior framing - Included in Increment 1 & 2 (to be removed from list)
  - B. Exterior metal stud framed canopies - Included in increment 1 & 2 (to be removed from list)
  - C. Curtain wall & window system - Vendor
  - D. Utility distribution anchorage and seismic bracing - MEP and/or Seismic Vendor
  - E. Equipment Anchorage - Included in Increments 1-3 (to be removed from list)
  - F. Steel stairs, ladders, guardrails and anchorage - Vendor
  - G. Glass guardrails and anchorage - N/A (to be removed from list)
  - H. Seismic joints & anchorage - Vendor
  - I. Window washing and fall protection - N/A (to be removed from list)
  - J. Signage, flagpoles, light poles and anchorage - Site signage included in Increment 4, all others are applicable - Contractor/Vendor
  - K. Awnings and window screens - Awning included in Increment 1 & 2, Window screens are N/A (both items to be removed from list)
  - L. Fire Suppression piping and related equipment - Fire Suppression or Seismic contractor
  - M. Interior partitions - Included in Increment 3 (to be removed from list).
- 15) Q8: Steel Fabricators & Erectors have mentioned that the Project Leadership was considering removing the requirement of the Fabricators/Erectors to be AISC (American Institute of Steel Construction) Certified, but they are unsure if the requirement is to remain or to be waived.

Please clarify if AISC Certification requirement for Fabricators is to remain or to be waived.  
Please clarify if AISC Certification requirement for Erectors is to remain or to be waived.

A8: The AISC Certification is standard of practice and included as it is one way to ensure quality control in the steel fabricators process and standards. We are willing to consider waiving this requirement, but ultimately that reduces the measures of control in fabrication and installation, meaning additional risk for the Contractor. If waived, we recommend that the Contractor takes extra care digging into the quality control programs of the steel subcontractor(s) brought on board. HCAI may also dig into their standards in more depth than a similar AISC-certified contractor. Additionally, redesign and associated fees required to address any mistakes arising due to fabrication and/or erection mistakes that require redesign or additional justification to HCAI will be the responsibility of the Contractor. If the Bidder chooses this option, base bid shall include the AISC Certification, and Deductive Alternate #8 has been added to the Bid Form for the District to use in evaluating the final decision.

- 15) Q9: Multiple heavy timber suppliers have noted that the heavy timber as specified and shown in the documents is not obtainable.

Requirements are:

- Douglas Fire-Larch (See Woods/S1-1.2.3.A)
- Pressure-Treated (See 061000, 2.2.A)
- Fire-Retardant-Treated (See 3/S1-231 Note #7 & 061000, 2.3 for description)
- Grade #1 (See 061000 2.5.A.1.A & Wood/S1-1.2.3.A)
- Free of Heart Centers (See 061000, 2.5.A.3)
- 19% Moisture Content (See 061000, 2.1.B.3 & Wood/S1-1.2,3,A)

A couple of examples:

--a 24x24 Doug Fir-Larch Column, that is free of heart centers, requires a tree that is too large to source.

--Achieving a Certified Fire Retardant treatment requires putting the lumber in cylindrical capsule, of which there is none that can accommodate lumber that is 43+ ft long.

Question:

A) Is there a source & supplier that the A&E has found that can provide this heavy timber material that meets all of the listed criteria? If not, please clarify how the Bidders should address this item.

B) If the beams are intended to be glu-lam, please provide a source & supplier that can meet the above listed criteria.

C) If glu-lams are intended to be used for beams and the glu-lams meet the criteria noted above, the constraint noted above still applies to the posts.

A9: Size

The 24x24 timbers indicated for the canopy columns will need to be replaced with an alternate solution. The design will need to be reworked to incorporate steel post with an aesthetic wood wrap. Final sizing and details to be determined upon rework of the canopy framing. More information to come.

Type and Moisture

Design and construction documents could be adjusted to reflect the qualities of available material. More information to come.

*The following specification and drawing note items were intended for dimensional lumber only:*

Preservative Treatment

Section 06100.2.2.A is applicable to dimensional lumber only where noted on the drawings or within the spec applications (section 2.2.D)

Fire-Retardant-Treatment

Note 7 is applicable to dimensional lumber only. Per CBC 603.1.19 & table 601, note c - Heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required. Refer to table 602.4 for minimum solid sawn nominal dimensions to meet Heavy Timber classification.

16) Q10: Toxic or hazardous materials not mentioned. GC not responsible?

A10: Per Article 22 of General Conditions 007213, identification and notification is a requirement of the Contractor, cost for removal is not the responsibility of the Contractor.

17) Q11: Will a specification be issued for the security system?

A11: This section is attached within this Addendum.

18) Q12: Will a specification be issued for the A/V system?

A12: A/V system will be District-installed using Contractor-installed conduit, cabling, and end-user connections, as applicable per the construction documents. No specification will be provided.

19) Q13: If something on the Responsibility Spreadsheet is not shown on the drawings is it not necessary?

A13: The Responsibility Matrix has been vetted to best reflect where items are not applicable. Line-items that are greyed-out/marked NA are known to be not necessary, and remaining line-items are believed to be applicable to the project.

20) Q14: Can we take bids from any of the Subcontractors who worked on the Design Build team, like Cosco, Rex Moore, and any others?

A14: The District will evaluate bids and proposed subcontractors on case-by-case basis.

21) Q15: Please consider extending the bid date to March 22.

A15: The District has decided to maintain the March 15, 2pm bid deadline per the original Notice Inviting Bids.

22) Q16: Please consider extending the completion date to Sept. 30, 2026.

A16: Revise 00 52 13 - Contract, section b., to:

TIME FOR COMPLETION. Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the District's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within **968** calendar days from the commencement date stated in the Notice to Proceed. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

For clarification purposes, the stated Time for Completion is through Actual Completion.

23) Q17: Please consider extending the date for asking questions. Some suppliers are now getting into the drawings with specific questions that we cannot answer.

A17: Deadline for questions/RFIs was extended to 3/1, 3pm within Addendum 3.

24) Q18: Because substitutions are difficult to process during the bid period, would you consider allowing the bidders to propose different products/equipment to obtain the best value pricing and then have a meeting/discussion with the District post bid to review these items. The District still has the authority to reject a bid, without the bidder sacrificing the bid bond, should the District find that what the bidder is proposing to be unacceptable. A list of proposed items can also be submitted with the bid.

A18: Bid shall include products/equipment per bid documentation with substitutions listed on the bid form as a potential Deductive Alternate, one Deductive Alternate per substitution.

25) Q19: We are reaching out to the vendors on the Vizient list. However, if they elect not to participate we are moving on to other suppliers. Please confirm there is no obligation to use these vendors.

A19: Bidders shall provide a list of any Vizient suppliers that are not providing pricing per that supplier's contractual obligation to the GPO. District representatives will then work with Vizient to encourage response. Although there is no obligation to use Vizient suppliers, it is in all parties' best interest to gain best pricing.

26) Q20: Has the design team looked at how we are to address the new refrigerant change laws that are taking effect the beginning of 2025? My understanding is that starting 2025 all new HVAC systems and package units will have to be designed around the new refrigerant and cannot use R410A.

A20: Design team is aware of the future refrigerant changes. Rooftop units are intended to be purchased as soon as possible prior to 2025. R410A systems can continue to operate after 2024.

27) Q21: Environmental impact related documents are part of the bid documents. Can we concluded that any scopes of work that may be required as part of these documents have been shown on the drawings and specifications?

A21: Contractor is required to comply with Environmental Documents and is not to assume that everything has been captured within the plans. Often Environmental Documents affect means & methods and/or can require reporting/monitoring that is not applicable to display on the plan set.

28) Q22: The furniture book has been included as a bid/reference document. Following the Resonsibility Spreadsheet please confirm, mostly all furniture, lab equipment, and medical equipment are furnished and installed by others.

A22: All bidders shall incorporating into their bid compliance with the Responsibility Matrix as provided within the bid documentation.