

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

BID FOR CONSTRUCTION SERVICES – ADDENDUM 7

TO: PROSPECTIVE FIRMS

FROM: BUILDING Rx

DATE: 3 MAY 2024

SUBJECT: BID CLARIFICATIONS

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- 1) Q1: Please further clarify Alternate #08. What is the Design Concept for the warm shell? Please provide a detailed list of items to include and exclude. Is Alt #08 Shell to have exterior walls only, inclusive of insulation, and be heated temp means of the permanent equipment:

- * Concrete as per Inc 2
- * Perimeter walls per Inc 2 (fire tape finish interior side gyp, no paint)
- * Fire suppression main and necessary branches etc to protect open shell
- * Fire alarm only what is necessary to protect open shell
- * HVAC equipment to be permanent, minimal ducting to supply open space to be temporary
- * Electrical to supply HVAC equip only
- * All other MEP systems traveling from CAH to SNF to terminate just past the delineation between the CAH/SNF

A1: Bidders shall use the list below as the basis to be excluded from Alternate #8 (ie items that would not be considered for deduct), noting Increment 2 scope in its entirety would also be excluded from this Alternate #8 value:

- Fire suppression main and necessary branches to protect open shell
- Fire alarm as necessary to protect open shell
- HVAC equipment to be permanent, minimal ducting to supply open shell
- All other MEP systems traveling from CAH to SNF, to terminate just past the delineation between CAH & SNF
- Basic lighting to serve open shell
- Electrical to serve above noted equipment
- Equipment found by Bidder as long-lead item

- 2) Q2:

A) Fencing is graphically shown around the helipad, however per the legend, the fencing is existing. No fencing is currently existing. Please clarify if new fencing is desired at this location. (If new fencing is desired, please provide dimensions, specification, details, make/model/etc)

B) "Expansion Joints" is listed as a delegated design item. Expansion joints appear to be fully design by HGA, See 079513, 2.4, A 1-3. Please confirm expansion joints do not need to be designed by the Contractor.

C) The prior round of bidding document included a .pdf titled "Bid Set Change Narrative." This .pdf added a standalone exterior mockup, identified changes to the flooring, altered the p-lam types for casework, added electrical scope, etc. Please confirm the Bid Set Change Narrative is not to be included in the re-bid. (If the Bid Set Change Narrative is applicable, please provide).

A2:

A) New fencing will be required at the indicated location. A 3' high fence to be provided to match style/details of fencing provided at building courtyards.

- B) Architectural drawings indicate Design intent but does not represent a fully engineered system. The final design is to be provided by the contractor for construction and submission.
 - C) Previously-provided Bid Set Change Narrative is being provided as an attachment to this Addendum as not all items have been integrated into the drawing sets, lining out items that have changed since time of initial issuance.
- 3) Q3: Several drawing updates have occurred. Please provide clarification to each change noted below, #(Sheet[s] - update, question):
- A) (G2-050, A2-010, M2-001 - Sheet removed from set, is this scope to be included in Inc 1?)
 - B) (S2-102 - Removed most of the unnecessary Delegated Design Items, Understood)
 - C) (S2-212, S2-320, S2-321, S2-703 - Previous Addendum 4 Sheets not slip-sheeted in. Please provide or confirm to be included in Addendum #2)
 - D) (P2-001 - Sheet removed from set, this sheet includes the wall hydrant and cleanout schedule and is pertinent to Inc 2)
 - E) (P2-210 - Sheet removed from set, this sheet includes roof drain and overflow drain and is pertinent to Inc 2)
 - F) (P2-700 - Sheet removed from set, please confirm removed details were only applicable to Inc 3)
 - G) (E2-906, E2-910 - See sheets removed from set, is the intent this work is to be part of Inc 3 scope? If so, why was its "sister sheet" not removed from Inc 1?)
 - H) (Inc 4 G0 - Generator anchorage has been added as a deferred approval item, Understood)
 - I) (A021, E040, E0600 - Inc 4 updates are understood)
 - J) (Specifications - Vizient pages were added to the Specifications but removed from the TOC. Please update TOC during next Specification update)
 - K) (Specifications - updates to Engine Generator & Fire Alarm Spec are understood)

A) See supplemental drawings provided with this Addendum.

B) No response needed

C) These sheets were provided within the original bid documents for Increment 2.

D) See supplemental drawings provided with this Addendum.

E) See supplemental drawings provided with this Addendum.

F) See supplemental drawings provided with this Addendum.

G) See supplemental drawings provided with this Addendum.

H) No response needed

I) No response needed

J) TOC within the original bid documents have listed the applicable Vizient sections (00 90 00 and 00 09 10). No changes are needed to the provided TOC.

K) No response needed

Supplemental drawings referenced at this link:

https://www.sugarsync.com/pf/D3118750_09684209_7075095

- 4) Q4: At fire-rated walls, there are locations where the head of wall passes perpendicularly underneath a WFB. There are also locations where the head of wall runs parallel to a WFB. At such locations, the head of wall assembly will pass under (or be alongside) the steel beam. Sprayed fire resistive material such as monokote is often applied to the primary structural frame, however per G1-020 the primary structural frame does not have a fire resistive rating. Further, there is no specification for 078100 Sprayed Fire-Resistive Materials. Please clarify if SFRM is required on this project. If SFRM is not required, clarify what UL-listed head of wall assembly is to be followed at perpendicular and parallel conditions (9/A3-663 cannot be followed as currently depicted).

A4: Contractors option to provide fireproofing per details (A3-663) or UL rated beam enclosure (UL-N501 or similar) to maintain fire rating to underside of deck.

Specification 078100 included with this response, to be issued in future submittal.

- 5) Q5: Item #9 on the Bid Schedule reads "Solar Infrastructure." The only mention of photovoltaic systems that can be found are as follows:
- * Structural design load has an allowance for solar panels of 3psf
 - * Self-illuminated wind sock/cone (2ea)
 - * Mitigated Negative Declaration document reads "Impacts of Proposed Project: The project consists of the replacement of Seneca Healthcare District facilities in Chester, CA. The state-of-the-art hospital will incorporate energy-saving design features, and solar power."

If solar infrastructure is to be incorporated into the project, please provide details, specifications, and any other necessary information for an accurate bid.

A5: Per Addendum 4, Item 4 solar infrastructure is not currently a part of the design/documentation, only space in the electrical rooms to add equipment if needed in the future. Bid per drawings.

- 6) Q6: In 00 41 43 Bid Forms, Alternate #8. The description states Eliminate TI of INC3 SNF, leaving warm shell, necessary fire alarm/sprinkler, generator and any other long-lead items. Our interpretation of the long lead items may be different than what you want to be included. Please clarify.

A6: Bidders shall use the list below as the basis to be excluded from Alternate #8 (ie items that would not be considered for deduct), noting Increment 2 scope in its entirety would also be excluded from this Alternate #8 value:

- Fire suppression main and necessary branches to protect open shell
- Fire alarm as necessary to protect open shell
- HVAC equipment to be permanent, minimal ducting to supply open shell
- All other MEP systems traveling from CAH to SNF, to terminate just past the delineation between CAH & SNF
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- Electrical to serve above noted equipment
- Equipment found by Bidder as long-lead item

- 7) Q7: Addendum 1, Item 3 states the INC 4 work will be able to proceed at the end of April. Since the project bids on May 10th, and, time is needed for the Board to issue a notice to proceed, it may be that the work will not start until June 1st. Then, the completion date would be February 1st of 2027 and not December 2026 as noted in Adden 1 line 7. Please confirm.

A7: Calculating an add of contract number of days (see Contract, Section b. Time for Completion) to June 1, 2024 estimated start of work stated above results in 12/11/2026 for substantial completion and 1/26/27 for actual completion. See Addendum 6 Item 2 for direction if it is believed this timeframe is not adequate.

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8) Q8: Is there any way to expedite the permit for Increment 2? We anticipate needing it by the end of August in order to comply with the foundations being poured by winter 2024, see Adden 1, Line 7a.

A8: Expediting agency review times is something the project designers always strive for, and on this project we have employed several strategies. Unfortunately, we cannot make assurances for processes that are out of our control. We anticipate HCAI approval of Increment 2 per Addendum 1 Item 5.

9) Q9: Special Conditions Par. 1.11, LD's. For clarification, LDs are \$15,000/day until Dept of Health Care Access and Info allows occupancy, Substantial Completion. After that, LD's drop to \$5,000/day until Final Completion. Since occupancy occurs with Substantial Completion, could LD's until final completion be reduced to \$500/day?

A9: See Addendum 5 for related modifications. No further changes are being considered.

10) Q10: We have not been able to confirm that the local concrete supplier can meet the ACI requirements for extreme cold weather pours. Some part of the project foundation and SOG could be delayed until the Spring of 2025. How should we proceed? We could push the project completion date to May 1, 2027 or perhaps delete the SNF TIs in INC 3.

A10: See Addendum 6 Item 2 for direction if it is believed this timeframe is not adequate.

11) Q11: Per the Environmental Assessment report dated July 2023, in Section 7.2.1 and 7.2.4, Impact BIO-1 Special Status Plant, under Mitigation Measures: BIO-1 Floristic Survey - Has the pre-construction survey and mitigation been completed?

A11: Referenced survey was completed in 2023 with no findings of concern.

Surveys as required per BIO Mitigation Measures will be completed within the 14 days prior to start of work.

12) Q12: Per the Environmental Assessment report dated July 2023, in Section 7.2.2 and 7.2.5, Impact BIO-2 Nesting Birds and Special Wildlife Status, under Mitigation Measures:

A). BIO-2a Environmental Training - Will this training be provided by SHD?

B). BIO-2b Migratory Bird and Raptors (osprey and bald eagle) /Nest Avoidance – Per the Target Schedule dates listed on the Bid Clarifications, construction is scheduled to begin during the nesting season February 1- August 31. Is a qualified biologist on board to conduct the preconstruction survey 14 days before construction starts? Will a study be required at the start of each nesting season for the duration of the project?

C). If a qualified Avian Biologist is required and work is stopped due to disturbance of nest activity, please confirm any cost incurred by the contractor associated with the delay will be covered by SHD.

D). BIO-2c Bald Eagle and Golden Eagle – Has the preconstruction survey for the eagle(s) been conducted on the project site and within .5 miles of the project site? Please confirm if a .5 mile buffer is required and that the cost impacts to construction activities incurred by the contractor, associated with the delay, will be covered by SHD.

A12:

A) Training will be provided by a biologist hired by SHD.

B) Yes, a biologist is contracted by SHD and will conduct required surveys within the 14 days prior to start of work each calendar year that construction does not continue through the prior winter.

C) Described circumstance is addressed within 007213 General Conditions Section C.6.b.

D) Referenced survey was completed in 2023 with no findings of concern. Surveys as required per BIO Mitigation Measures will be completed within the 14 days

prior to start of work. Described circumstance is addressed within 007213
General Conditions Section C.6.b.

- 13) Q13: Per the Environmental Assessment report dated July 2023 in Section 7.2.3 Impact BIO-3 Riparian Habitat and Waters of the United State/States, under Mitigation Measures:
- A). BIO-3a Implementation of ESA's and Monitoring for the Water of the US and Associated Riparian Zones – Is a qualified biologist on board to establish ESA's, provide fencing and monitoring work that may occur in the area?
 - B). BIO-3b Obtain CDFW Section 1660 or Streambed Alteration Agreement – It appears grading and landscaping activities may encroach on the riparian zone of Stover's Ditch. Is SHD prepared to submit the Section 1600 Notification of Lake and Streambed Alteration application to CDW?
 - C). BIO-3c Obtain USACE/RWQCB Section 404/401 Clean Water Act and Porter Cologne Authorization - It appears grading and landscaping activities may encroach on the riparian zone of Stover's Ditch. Is SHD prepared to obtain CWA section 404 permit from USACE and Section 402 Water Quality Certification and Porter Cologne Waste Discharge Requirement Approval from the RWQCB?
- A13: A biologist is contracted by SHD, and if needed, SHD will be responsible for addressing these listed Mitigation Measures.

- 14) Q14: Please confirm that inclement weather days also include days where low temperatures (without the presence of rain/snow event) prevent critical path work from progressing. For example, if ACI standards for cold weather concreting cannot be met due to material temperatures and availability and/or required minimum temperature to place concrete cannot be achieved.
- A14: Inclement weather is considered weather conditions at the construction site making it impossible, unsafe or unreasonable to continue with specific scheduled AND critical-path construction activities, for more than half of a normal work day. Per Addendum 1 Item 10, Bidder's submitted schedule shall incorporate and explicitly state a reasonable expected number of weather days.

- 15) Q15: Per section 00 72 13, Article 41.B. Inclement Weather states the "contractor shall abide by the districts determination of what constitutes inclement weather." This statement is vague and subjective especially for a project area that experiences seasonal weather conditions. Typically, we see a measured amount of rainfall per day that determines "weather day". Please provide parameters for how the District will determine what constitutes inclement weather.
- A15: Inclement weather is considered weather conditions at the construction site making it impossible, unsafe or unreasonable to continue with specific scheduled AND critical-path construction activities, for more than half of a normal work day. Per Addendum 1 Item 10, Bidder's submitted schedule shall incorporate and explicitly state a reasonable expected number of weather days.

- 16) Q16: Specification 00 52 13 .b TIME FOR COMPLETION states the contractor shall complete all work by the contract documents within 968 calendar days from the NTP. Addendum 1.7.b indicates "these target dates are just that" Bidders are responsible for developing a realistic schedule to which the bidder can contractually commit. Based on the new re-bid date, estimated NTP date, projected permit dates, winter weather including the lack of cold weather concreting facilities, and our experience working in the area, we do not feel it is realistic or reasonable to contractually commit to the 968 calendar days. The driving force is the late permit date for INC 2 SNF and work not starting until spring of 2025.

Question 1 – Does Addendum 1.7.b supersede specification 00 52 13.b TIME FOR COMPLETION 968 calendar days?

Question 2 – Have you considered changing deductive alternative #8 to an ADD ALTERNIVE and including more time?

A16:

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Answer 1 - See Addendum 6 Item 2 for direction if it is believed the time or completion is not adequate.

Answer 2 – Please bid per provided bid documentation.

- 17) Q17: Sht A3-011 Material ID Codes is posted up alphabetically but is missing ID codes starting with S through Z. Please provide an updated listing.
A17: Sheet A3-012 is attached to capture the remainder of this schedule. This sheet will be included with the Increment 3 Backcheck 1 submittal.
- 18) Q18: Is a preaction fire protection system required in the MDF or IDF rooms? We understand clean agent systems are not required.
A18: Bid Set Change Narrative is being provided as an attachment to this Addendum, and Section 2.6 clarifies requirements in the MDF. No preaction system is required in the IDFs.
- 19) Q19: In regards to reducing the IOR to part time only, we are concerned that it will impact the contractors ability to make up work. In Chester, the building season is limited from March 15- November 15, in order to meet the requirements of the schedule a contractor may need to work Saturdays or Sundays depending on construction stage. Will SHD consider an IOR on site full time during the limited building season form March 15-November?
A19: Bidders should bid cost and schedule under the assumption that IOR availability will not impact ability to make up work.
- 20) Q20: Per spec section 230900 pg 12 Sec 2.2A, the only applicable controls systems MFGRs are Alerton, Automated Logic, and Delta Controls. Would the building owner be open to Johnson Controls Metasys as a substitution?
A20: Johnson Controls Metasys would be an allowable substitution as long as they meet the serviceability requirements of the specifications.
- 21) Q21: We have been looking through the Seneca bid document on the web site. We see that there an experience document required as part of the bid. We are trying to determine what you will require as the proper qualifications to build this project as the successful GC?
Do you have a qualifications statement, or questionnaire that you require as part of your bidding process?
A21: There is no template for qualifications statement and, beyond that within the bid forms, no questionnaire required. Relevant project experience shall be demonstrated within submitted bids to be considered responsive and responsible. How that is demonstrated is the responsibility of the Bidder.