SIGN AND RETURN INSIDE YOUR SEALED BID       March 28, 2014

ADDENDUM #3

395 Golden Gate Ave Landlord Improvements

ITB 34-0265

ITB 34-0265 is hereby amended as follows:

- Pricing Sheet, Attachment 4 has been modified. Please refer to and complete the latest version, dated 3/28/14 and attached.

- ITB Section D, Bid Form Sheet (pages 30-33) has been revised and attached. Please refer to these updated pages when preparing your bid.

- Additional points of clarification are below:

  Q1. The plumbing plans call for (2) Takagi tankless water heaters – (1) for the hydronic heating and (1) for the domestic hot water. Neither of these is specified to be connected to a holding tank. It seems that this design is going to be working VERY hard to keep up with the demand (particularly on the domestic side). There are currently 13 fixtures for hot water. Including (2) 3-compartment sinks and a dishwasher. If you figure 2.2 gpm flow rate for each fixture that is over 28 gpm. That is over twice what the specified domestic water heater is rated for.

  We strongly recommend changing this system to a single boiler and storage tank. A system would need to be spec’d that could handle both domestic and heating. If it is sized correctly, this will more than handle both the hydronic heating load and the domestic load requirements. It will also only be ONE system rather than 2 separate systems.

  If we are to stick with the specified units, please explain how the combustion air and exhaust are to be handled for both of the units. The plans call for the water heaters to be “ventless” but there is no such thing that I could find in any of Takagi’s literature.

  A1. On Hold and may change. Please continue bidding on the provided information as a placeholder for the domestic and Hydronic water heaters for bid comparison.

ITB 34-0265, Addendum #2
Issued March 25, 2014
Q2. The plans show Circulation Pump (CP02) in the Plumbing Equipment Schedule, however, there is no other mention of it in the plans. It does appear that there is both supply and return connected to WH02 for the Hydronic Heating. Is this in fact the case? Please confirm that we are to include (1) circulation pump and the associated plumbing routing and electrical connections.

A2. Only the Hydronic Heating Loop is intended to be recirculatory and will require a circulation pump. The domestic hot water system does not require a circulation pump.

Q3. Please provide specifications for ALL food service equipment that will require plumbing or electrical connections. We will need to know exactly where these connections are to be located and sizes for all.

A3. Architect and Owner shall provide specifications for all food service equipment.

Q4. The newest version of the Pricing Sheet has a line item for “ALL EQUIPMENT RELATED TO HVAC AND AIR TEMPERING”. I know this is not referring to the MUA as just above it there is a line item for “REHEAT SYSTEM FOR MAKE-UP AIR.” The plans clearly state that this is a Tenant cost and not included in this contract. It is also spelled out under item 4 on the Pricing Sheet (NIC – provided by Tenant).

Are you asking for us to provide pricing for this as it may be incorporated into this contract? Please clarify.

A4. Removed. See revised Pricing Sheet

Q5. The newest version of the Pricing Sheet has a line item for “ONE (1) FULLY-COMPLETED BATHROOM” and another line item for “ONE (1) PARTIAL BATHROOM.” Are you referring to the same bathroom? Meaning that we are either providing one bathroom partially finished OR one bathroom completely finished? Or do you want pricing to completely finish one and partially finish the other? Please clarify.

A5. The later, pricing for one finished and one partial. See revised Pricing Sheet

Q6. The Pricing Sheet has a line item in for “FINISH REGISTERS FOR MAKE-UP AIR SYSTEM.” Since these would be installed in a T-bar ceiling that we are not installing as part of the LL work, how do you want these terminated? Do you want us to run flex duct from the plenum to the approximate locations and have them hang from the ceiling? Is there a spec for the grills?

A6. Yes, leave as flex duct. There is no spec for registers as they are not a part of this scope.

Q7. The Pricing Sheet has a line item in for “OFFICE AND CLOSET EXHAUST FAN AND DUCTWORK.” The plans show this to be part of the TI. Are we now to include this in our pricing?

A7. To be confirmed.

Q8. The layout on the 2nd Floor Electrical Plan is drastically different than that on the 2nd Floor Mechanical Plan. We are guessing that the mechanical plan is correct. Please confirm.
A8. For now, please refer to Mechanical Plans pending the outcome of comment #1 above.

———
Bidder acknowledgement
SIGN AND RETURN INSIDE YOUR SEALED BID

———
Date

Sincerely,

Brian N. Agius
Lead Buyer – Purchasing & Procurement
University of California
Hastings College of the Law