SIGN AND RETURN INSIDE YOUR SEALED BID March 25, 2014

ADDENDUM #1

395 Golden Gate Ave Landlord Improvements

ITB 34-0265

ITB 34-0265 is hereby amended as follows:

Q1 The plans show (2) bathrooms, however the pricing sheet asks for complete costs for (1) toilet room. Please clarify if it is (1) or (2) and can we get a list of all toilet accessories as needed in the bathrooms.

A1 Landlord is responsible for the cost of one bathroom. Tenant to supply and install final selection of accessories and finishes in their scope of work. Landlord’s contractor is responsible for rough-in plumbing & electrical & framing w/ 5/5” sheet rock taped, troweled & sanded of both bathrooms. Please see sheet LLI A4.01 for list of toilet accessories

Q2 What is the refrigeration equipment referring to on the pricing sheet? There is no description.

A2 Refrigeration equipment will be provided by the Tenant in a future scope of work.

Q3 Please verify that all lighting is Owner furnished and installed.

A3 All lighting is Tenant furnished and installed.

Q4 Please provide a door and hardware schedule.

A4 Please see sheet LLI A1.02 for both door and hardware schedules

Q5 Please verify that all painting complete is Owner furnished and installed.

A5 All finish surfaces to be supplied by Tenant

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Q6 Architectural drawings show the build out of 2 Restrooms as part of the LL scope. The MEP drawings indicate that the exhaust fan and ductwork for only ONE of the restrooms is to be installed. Does this mean that we are to finish only ONE restroom OR are we to finish both restrooms and leave the fan / ductwork out of one of them OR are we to contract with the Tenant for the second fan / ductwork?

A6 Please see A1- venting for both bathrooms are in Landlord’s scope of work. One exhaust fan is a landlord expense the second fan is a tenant expense.

Q7 Please confirm which light fixtures are part of the LL scope and which are part of the Tenant scope. Are we to install empty conduit for any fixtures, which are not being installed?

A7 All fixtures and installation of same are in Tenant scope of work. Rough electrical & conduit runs w/ conductors & J boxes as shown on LLI A1.04 are in Landlord’s scope of work.

Q8 Please clarify that the fire alarm system shall be part of the LL scope as well. Also clarify what is the contractor’s scope as far as the fire alarm installation. Are we to provide the devices and wiring? Are we contracting with Siemens or are they contracting directly with UC Hastings?

A8 The LL scope includes the installation of conduits, conductors and installation of Siemens supplied devices. LL’s service agreement with Siemens includes providing devices, programing and testing of the installed devices.

Q9 Please clarify that we will NOT be installing WH02 (Hydronic Hot Water Heater) as it is listed under the Tenant Scope in the Mechanical Drawings. If this is the case, I am assuming that this also means that we will not be installing all associated piping and wiring. Is this correct?

A9 Providing and Installation of the 2 specified hydronic water heaters is a part of the scope of this contract. As they are a tenant expense responsibility, the cost of providing the units and all costs related to the installation shall be broken out as a separate cost line item. Rough (in-wall and in-slab) plumbing and electrical wiring is a Landlord cost.

Q10 Are we to install the domestic water heater, piping & wiring?

A10 See Q9.

Q11 Please clarify if we are or are not installing the t-bar ceiling.

A11 Suspended T-bar ceiling is in Tenant’s scope of work

Q12 How are we to handle the sprinkler drops at the future dropped ceiling? Do you want to just install tees with heads up at the roof deck and then the TI contractor can drop them when the t-bar is installed?

A12 Correct.

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Q13 Please specify engineers estimate and estimated project duration.

A13 $350-$390K, 50 Working Days (10 weeks)

Q14 Please provide a list of attendants to the Mandatory Pre-Bid Job Walk.

A14 Posted to the website 3/19/2014

Q15 Please provide a specification for the bollards in the parking area.

A15 42” high steel w/ bolted connection to deck (sim to: http://www.globalindustrial.com/p/outdoor-grounds-maintenance/parking-lot/protectors-bollards/bollard-round-42-high?infoParam.campaignId=T9F&gclid=COrYj5iSpL0CFQaBfgodFUUAQQ)- be aware that ANY bolting to exist. slab must be radiographed to avoid conflict with post-tensioning tendons.

Q16 Is there anything special about the fencing to be installed around the exhaust duct and fan? Is it to be galvanized or coated? Is it to have a screen? Is it supposed to have any special hardware?

A16 Please see sheet LLI A 1.03, PARTIAL SEVENTH/ EIGHTH FLOOR PLAN for fencing spec. No special hardware but must be lockable.

Q17 Please confirm the exact scope that of the Fire Alarm System that we are supposed to price out.

A17 LL’s scope includes installation of conduits, conductors and Siemens’s supplied devices. GC to price out the LL’s scope.

Q18 Please confirm the extent of the electrical infrastructure that we are to price. Are we to install conduits and boxes to ALL fixture & outlet locations? Are we to pull all of the conductors or only conductors for certain locations / equipment?

A18 Please see A7

Q19 Please confirm the extent to which we are finishing the 1 bathroom. Are we to install fixtures and any finishes or accessories?

A19 Please price two bathrooms as shown. Landlord is responsible for the cost of one bathroom. Tenant to supply and install final selection of accessories and finishes in their scope of work. Landlord’s contractor is responsible for rough-in plumbing & electrical & framing w/ 5/5” sheet rock taped, troweled & sanded

Q20 What level are we to finish the new and existing sheetrock. (Fire tape, Level 3, Level 4, prime & paint?)

A20 Sheet rock to be taped, troweled & sanded- final finish by tenant

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Q21 Please confirm that for our plumbing rough – we are not to install any angle stops or escutcheon rings – we will leave 6” copper nipples sticking out from the sheetrock.

A21 Correct.

Q22 Please confirm that for waste lines / venting we will leave the appropriate sized nipple sticking out of the wall – threaded into a FPT fitting. We will not be installing any equipment or p-traps for equipment.

A22 Correct.

Bidder acknowledgement
SIGN AND RETURN INSIDE YOUR SEALED BID

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Date

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

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