



GLENN COUNTY PLANNING & PUBLIC WORKS AGENCY

John F. Linhart, Director
Willows, California 95988



Planning & Public Works Agency
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November 30, 2011

ADDENDUM TO BID DOCUMENTS: Number SIX

PROJECT TITLE: Community Wellness & Recovery Center Building –
Manufacture and Install One New 36' x 68' Office
Modular Building

LOCATION: 1167 East South Street, Orland, CA 95963

OWNER'S REPRESENTATIVE: JOHN F. LINHART

Listed below is supplement information to the Bid Documents for the project identified based on questions submitted to the Planning & Public Works Agency.

1. Please provide a carpet specification. **Capet Specs are 28oz Nylon with Unitary back glue down type. County to choose color. (Minimum under floor requirements is 1 1/8" Tongue and Groove Plywood.)**
2. Can the electrical sub panels be moved to either the east or west wall? This will make the building "modular friendly." **The 3 electrical subpanels may be located on either the West or East side of the modular. Access to the electrical panels must be maintained per code requirements.**
3. Please clarify who is making final utility connections. **County will make all final utility connections.**
4. Will the contractor be providing the main electrical panel? **County will connect to existing main electrical panel. Contractor to provide electrical sub-panels as per bid specs. LOAD CENTER is 3-ea. Ext. mounted, 125 amp single-phase sub panels with plug-in circuits – No Main Breaker. Sub panels to be flush mount. The 3 panels to be located either the West or East side of the modular. Access to the electrical panels must be maintained per code requirements.**
5. If the contractor is making the final connections, where are the utilities coming from? **N/A**
6. Is the HVAC propane or natural gas? **Propane is currently available onsite and will be used by the modular unit. Connection to natural gas may be made in the future by the County.**
7. Will the bid form be modified to pick up the new alternates? Wood deck, metal deck, clear span, and posted options. **Yes. That should have been on the 3rd addendum. County will provide revised bid form (attached to this addendum).**
8. Can you make a list available of the attendees from the two job walks? **The walk-thru attendees list is posted on the website.**

9. Who will remove the trees? **County will remove the trees and all landscaping that is in the project area as needed.**
10. Can the bid date be extended? **Please see above schedule for date changes.**
11. Are there any existing topography maps with grades? **No. The contractor is responsible for any additional topography maps as required.**
12. Under "Objective", 1st paragraph, says "Glenn County is seeking a bidder able to manufacture and install..." Will the County accept a non-manufacturer but who is a licensed dealer to bid this job? **Any properly licensed California contractor (A or B) may bid on this project. See the NOTICE TO CONTRACTORS – Qualifications and License Required located in the Bid Documents.**
13. In Section 1.2, What is the purpose of the Interior bearing walls? Modular building do not have load bearing walls. You either have a steel, clearspan, open web truss with no intermediate support posts or you have a laminated beam with intermediate support posts (Quantity varies based on the length of the modules). A clearspan truss is very common and recommended for this project. What is the required? **The County is looking for 2 options on the roof framing. In addition to the interior bearing walls roof truss system noted in the original bid docs, provide a proposal for a clear span, 68' roof beam, no interior bearing walls. Please provide a bid for both options as noted in addendum #3 and the following: Option "A" – As originally noted in the Bid Documents and the Statement of Work, with at least two (2) interior bearing walls or support posts, with approximate locations as shown on the plans. Option "B" - provide a proposal for a steel, clear span, 68' roof beam, no interior bearing walls. County will provide revised bid form (attached to this addendum).**
14. Section 3.3, there is no spec for the carpet. **Answered in questions number 1.**
15. Are Fire sprinklers required? **No fire sprinklers are needed for this project.**
16. Section 3.8 says, "HVAC unit(s) and electrical panels will be installed outside on North Wall of the building." The HVAC units can only be installed on north wall if they are split system units with an exterior pad mounted condensing (cooling) unit outside and the forced air unit/heating unit attic mounted. If a ground mounted package unit is required, the duct work must cross 2 marriage lines with trusses and other obstacles. This would be impossible. If ground mount package units are required, not split system units, then the units must be moved to the 36' "end wall at the east end of the building. Also, wiring terminates at the end of each module to avoid crossing over marriage lines. The County's request to place these items on the north side wall of one module and not the end wall of each module is very uncommon for modular buildings and will add cost. It is highly recommended that the County change this spec. Disconnects for the split system units can be provided on the North wall but electrical sub panels should be on the east end and one per module. **The expectation is that the contractor will provide 3 – split system HVAC units to be installed on north wall of modular with an exterior pad mounted condensing (cooling) unit outside and a wall-mounted forced air unit/heating unit. Manufacturer-installed ducting shall be in the attic space. Provide electrical disconnects at each condensing unit, per code. Contractor to provide 3' x 3' x 3" concrete slab to support the condensing units.**
17. Same section, Is the County going to provide the concrete slab for the HVAC units or are we to include it in our bid? **See question #4 above.**
18. Section 3.9 says to "plumb water and sewer utilities to the North/East corner of the building." Will the County complete the connection of water and sewer from our point of connection at the N/E corner? Bid docs state this is a turnkey project. If we are to simply terminate at the N/E corner, and not at each existing utility, this is not turnkey as I understand it. Please clarify. **The County will make final connections to gas, water, sewer, and electrical utilities.**

19. Electrical question. The modular building will come with (3) three 125 amp subpanels located at the ends of each module (the east end in this case, near the existing structure). What is the County expecting the bidder to include for connecting these 3 subpanels? Or, does the contractor's work terminate at the 3 subpanels? Separate disconnects will be provided on the north wall for the HVAC units, as required, in addition to the 3 subpanels. Please clarify the scope of work. **See question #6 above. Since there are existing utility services on site, the County will be making the final connections to these existing utilities.**
20. Section 3.12 references a microwave, light & fan. Please specify a Brand and Model. **Contractor to provide GE Spacemaker 1.8 cu. ft. Over-the-Range Microwave in White, or equal.**
21. "Foundation" Section, Please clarify the County's intent for the foundation. The drawings show a short ramp. Specs call for a minimum 24" crawl space. With an 8" perimeter "C" channel and 1 1/8" floor decking this puts the finished floor at 34" minimum with a perfectly level site. The ramp will then be 34' plus the intermediate landing for a total of over 39'. To achieve what is shown on the site drawing, excavation and a small pit will be required. Please clarify if the County will accept a longer ramp or if excavation should simply be part of the base bid. **Please provide an alternate bid as requested in the original bid specs to excavate soils under the modular to ensure the building maintains the lowest profile while maintaining the required crawl space and separation of wood to earth (pit-set).**
22. Same Foundation Section, "Excavation", The County is going to dispose of the soil, does this include the trees that are removed and the grass? **Yes, County to remove all trees, landscaping and soil from excavation in the project area as needed.**
23. What does the County want the contractor to do with the axles after removed in the case of a pit set? Is the contractor to remove them from the site? **Yes, contractor is to remove the axles from the site.**
24. Since no soils report exists, assumptions will be taken in determining all work involved in preparing the soil and the actual depth and width of the foundation. Are there any existing soil conditions that the County is aware of that would help bidders complete an accurate and thorough bid? **County to perform the soils report, a copy will be provided to the successful bidder.**
25. Under "Exterior Walls, Siding", Calls for Hardi plank or equal. Please be more specific. Do you want Hardi Lap siding, or a wall board with vertical grooves at 8" on center? Or, is LP Smart Panel or Duratemp siding with vertical grooves at 8" o.c. acceptable? **Please follow the Bid package specifications. Hardi-plank information can be found at the following web site: <http://www.jameshardiecommercial.com/hardieplank.shtml>**
26. Same section, paint, calls for elastomeric w/ eggshell finish. Eggshell sounds like an incorrect spec? Elastomeric paint is usually applied to stucco type finishes. Please clarify an exterior paint spec. Same applies to the trim spec. **All exterior latex paint shall be "elastomeric", one coat over factory primer. Color choice by County.**
27. Same section, "other" calls for Tyvek paper under siding, "where HVAC units are installed". I am sure you want Tyvek paper in all areas under siding, correct? **Tyvek paper to be installed as required per manufacturer's specs of the Hardi-Plank siding material.**
28. Roof section, Insulation, calls for R-38 insulation. The rafters are 2" x 6" so the insulation sits below the rafters, except where the netting or other material keeps the insulation in place at each rafter which causes it to compress. This cannot be avoided without increasing the size of the rafter. How should we proceed? **Proceed with R-38 insulation as specified.**
29. Section HVAC: HVAC System says, "3-3.5 ton, 13 SEER HVAC ground gas package units (located per HVAC floor plan)." Ground package units cannot be provided where placed on plan (see #5 above), this will only work with split system units as stated. Is this acceptable? **Please see Question #4 above.**

30. Is a certified air balance required after installation of the HVAC system. **Yes.**
31. The regulatory agency of Commercial Coach Modular Buildings is the Dept of Housing & Community Development (DOH). DOH has not adopted Title 24. However, we can hire an outside agency to provide energy calcs on the building to comply with Energy requirements of Title 24. Do you want Title 24 Energy calcs and drawing, stamped by a registered engineer, included in the bid? **The current code that DOH/HCD is approving/inspecting to is the '91 UBC. Provide only those approvals that would be required for this type of unit. Those approvals may include plan checking by the State and/ or factory inspections by the State. It is the contractor's responsibility to obtain any necessary State approval for the design and manufacture of the modular unit. No separate Title 24 Energy Calculations are required.**
32. On the County's electrical drawings the symbols used are not clear. Please identify what is meant by each symbol. **The symbols appear to be clear and are typical electrical symbols found on plans, such as lights, outlets, telephone, and computers. The symbols represent the general locations of same. There are no special electrical symbols on the plans.**
33. Bid due date is November 30th. With The County answering questions by Nov 23rd, the day before Thanksgiving, when a lot of companies are closed after 12:00pm, this creates real difficulty in completing bids with only 3 working days remaining. Please accept this as a formal request to increase the bid date one week to December 7, 2011. **Answered above in schedule.**
34. Where does the ramp tie in on the site? No concrete walkways exist to terminate the ramp. **Provide the required landing at top and bottom of ramp. County will "tie-in" the existing sidewalk.**
35. Should the County elect to go with steel ramps and decks do you want them to have "skirting" to match the building? If not, the underside supports of the decking will be exposed. **Contractor to provide skirting on the deck/ramp to match the modular building.**
36. For purposes of clarification, the modular buildings are not 12' wide. Each module is 11' 8" in width, plus siding and trim, except center section. This prevents the use of pilot cars from the manufacturing facility. This will adjust the overall interior dimensions. **The dimensions on the plans are shown to provide the contractor the nature of the structure that the County desires, and are not intended to be used for construction or manufacturing purposes. Contractor is to provide plans for the project as described in the Statement of Work, #1.**
37. General Conditions, Insurance A.2, What is meant by "Co-Insured" and "The Contractor and all subcontractors shall be named or designated in such capacity as insured jointly, or additionally, with the owner in all policies..."? This sounds like you want all the General & the Subs to be on the same policy? Isn't it acceptable that the Contractor and all subs maintain their own policies, to the limits stated in the contract, and simply name the County as Additional Insured? Please explain. **Please provide insurance verification as specified in the General Conditions, Article VIII. Please note that the Article calls for insurance "policies" (plural). It is the contractor's responsibility to ensure that all contractors and subcontractors obtain and maintain insurance policies in accordance with this Article.**
38. What is the budget for this project? **The estimated budget for this project is between \$175,000 and \$250,000.**

See Attachment for revised bid form.

Please direct any questions pertaining to this addendum to:

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/s/ *Annette Chavez*

FOR: JOHN F. LINHART, Owner's Representative
Planning & Public Works Agency Director
Glenn County, California

cc: Valley Contractors Exchange, FAX (530) 343-3503
Shasta Builders Exchange, FAX (530) 221-2140
Sacramento Builders Exchange, FAX 916-446-3117
Sacramento Builders Exchange, Roseville FAX 916-782-4792
John F. Linhart, Owner's Representative
United Building Contractors, FAX 530-345-8885
Performance Modular, FAX 916-714-3503
R & R Horn Inc., FAX 530-892-1324
Global Modular, FAX 559-665-5700
Proframe Construction, FAX 530-877-4187
Azevedo Construction, FAX 530-894-0699
Design Space Modular, FAX 707-678-6111
Guzman Painting, FAX 530-824-9117
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