

DOCUMENT 00 9113**ADDENDUM NO. 1**

4/4/25

SPECIFICATION NO. 25-11695-C**CITY OF BERKELEY****MLK Jr. Youth Services Center/Y.A.P. Seismic Retrofit and Renovation Project****1730 Oregon Street, Berkeley, CA 94703**

The following clarifications are hereby made to the subject documents:

Project Plans

1. Clarification Items
 - a. Sheet G1.01
 - i. Remove existing kitchen gas range from items to be returned to Owner.
 - ii. Add existing refrigerator to items to be returned to Owner.
 - b. Sheet G1.01, A2.01
 - i. Revise note to clarify the relocation of existing storage sheds
 - c. Sheet A2.01, A5.02
 - i. Revise dimension, material and exterior finish of downspouts.
 - d. Sheet A2.03
 - i. Add "Add Alt No. 3" to PV system description
 - e. Sheet A3.02
 - i. Add spacing dimension to Wall Anchor Plate keynote.
 - f. Sheet A5.04, A5.05
 - i. Add center line descriptions to ceiling accessories
 - g. Sheet A7.01, A7.02, A7.03
 - i. Clarify U-Factor, SHGC and VT columns as maximum and minimum values.
 - h. Sheet A8.20
 - i. Revise description of Wall Anchor Plate.
2. Exterior Fixed Ladder and Ladder Safety System
 - a. Sheets A2.01, A2.03
 - i. Furnish and installation of Exterior Fixed Ladder removed from base bid scope and added to Add Alternate No. 3.
3. Egress calculations and pedestrian gate width
 - a. Sheet G0.05, G0.06
 - i. Revise calculations and code reference for exit widths
 - b. Sheet A7.01, A8.50
 - i. Revise dimension of Gate 001.1
4. Card Readers, Door Actuators and Door Hardware
 - a. Sheet A3.01, A5.02, A6.04, SE0.01, SE2.01, SE2.04, SE4.01
 - i. Revise locations of card reader and door actuator at lobby door 101.1
 - ii. Add control switches to lobby door 101.1
 - b. Sheet A3.02, A6.07, SE0.01, SE2.01, SE2.04, SE4.01
 - i. Add location of card reader and control switch at Community Room door 122.1.
 - ii. Revise location of door actuator at Community Room door 121.4.

5. Fiber Cement Fascia at East Elevation
 - a. Sheets A2.03, A3.01, A8.40
 - i. Add recessed wall mount D-rings at fascia trim along G.L. 8.
 - b. Sheet A8.40
 - i. Revise dimensions of fiber cement fascia to fit light fixture mounts.
6. Bird Safe Glass
 - a. Sheets A7.02, A7.03
 - i. Revise all exterior glazing to be bird-safe glass
7. Access Control Module
 - a. Sheet SE4.01
 - i. Add Wiegand module to Security Panel

Project Manual

1. Replace the following language in Document 00 5200 (Agreement), replace Article 4.01:

4.01 LIQUIDATED DAMAGE AMOUNTS
 - A. As liquidated damages for delay, Contractor shall pay City six thousand seven hundred dollars (\$6,700) for each Day that expires after the time specified herein for Contractor to achieve Substantial Completion of the entire Work, until achieved.
 - B. As liquidated damages for delay, Contractor shall pay City six thousand seven hundred dollars (\$6,700) for each Day that expires after the time specified herein for Contractor to achieve Final Completion of the entire Work, until achieved.
2. Replace the following language in Document 00 4113 (Bid Form), replace description in Bid Item No. 2:

Site Construction: The bid item shall include all Work outside the building envelope, and shall include site paving, pavers, new sidewalk and hardscape, curb, gutter, ramps, stairs handrails, drainage, landscaping, fencing, bike racks, storage sheds, furnishings, site signage, and onsite utilities. This bid item includes trenching, backfilling, installation, and testing of new water services, backflow devices, irrigation system, sanitary sewer, drainage, site electrical and communication outside the building.
3. Revise Section 06 2013 EXTERIOR FINISH CARPENTRY Part 2.4A.1. as follows:
 - a. James Hardie.
 - b. CertainTeed Corp.
 - c. GAF Materials Corporation
 - d. Nichiha Fiber Cement
 - e. SwissPearl"
4. Revise Section 06 2013 EXTERIOR FINISH CARPENTRY Part 2.5 as follows:

"A. Wire Cable Wall Anchor:
 1. Basis of Design: Square Eye Plate by GSProducts.
 2. Material: Stainless Steel.
B. Galvanized steel recessed mount D-ring, black
 1. Basis of Design: Boxer Tool RH-01 Black 4

C. Fasteners for Exterior Finish Carpentry: Provide nails or screws, in sufficient length to penetrate not less than 1-1/2 inches into wood substrate.

1. For face-fastening, provide ringed-shank siding nails or hot-dip galvanized-steel siding nails.
2. For applications not otherwise indicated, provide stainless steel fasteners.

D. Wood Glue: Waterproof resorcinol glue recommended by manufacturer for exterior carpentry use.

E. Flashing: Comply with requirements in Section 07 6200 "Sheet Metal Flashing and Trim" for flashing materials installed in exterior finish carpentry.

F. Sealants: Latex, complying with ASTM C 834 Type OP, Grade NF and applicable requirements in Section 07 9200 "Joint Sealants," and recommended by sealant and substrate manufacturers for intended application.

1. Products: Subject to compliance with requirements, provide one of the following:
 - a. BASF Building Systems; Sonolac.
 - b. Bostik, Inc.; Chem-Calk 600.
 - c. Pecora Corporation; AC-20+.
 - d. Tremco Incorporated; Tremflex 834."

5. Revise Section 06 4023 – 2.8M INTERIOR ARCHITECTURAL WOODWORK as follows:

"M. Wire Cable Anchor:

1. Basis of Design: Stainless Steel Square Eye Plate by GSProducts."

6. Revise Section 08 3113 ACCESS DOOR AND FRAMES Part 2.2 to add the following:

"E. Exterior Flush Access Doors:

1. Basis of Design: Nystrom HVAC Access Door
2. Description: Weatherproof assembly, with face of door fit flush with frame and with exposed frame. Include extruded door gaskets and minimum 2-inch- (50-mm-) thick fiberglass insulation.
3. Locations: Wall.
4. Door Size: as indicated.
5. Metallic-Coated Steel Sheet for Door: Nominal 0.064 inch (1.63 mm), 16 gage, factory primed.
6. Frame Material: Same material, thickness, and finish as door.
7. Latch and Lock: Cam latch operated by handle, with keyed lock in handle; with interior release."

7. Revise Section 08 8000 GLAZING as follows:

"3.11 INSULATING GLASS SCHEDULE

- A. Glass Type: Low-E-coated, clear, insulating glass, double pane thickness.
1. Basis-of-Design Product: Vitro Solarban 70
 2. Overall Unit Thickness: 1 inch.
 3. Outer Lite: 1/4" clear Glass
 4. Interspace Content: Air (5%)/Argon (95%).
 5. Indoor Lite: 1/4" clear Glass
 6. Low-E Coating: sputter on second surface.
 7. Winter U-Value: 0.28
 8. SHGC: 0.28 max
 9. Visible Transmittance: 64% minimum
 10. Bird Safety Frit on all exterior glazing
 - a. Basis of Design Product: Guardian Bird 1st Etch DX
 11. Glass shall be annealed, heat-strengthened or tempered as required by codes and as specified on drawings.
 12. Provide safety glazing labeling.
- B. Glass Type : Ceramic-coated, insulating spandrel glass.
1. Basis-of-Design Product: Vitro Solarban 70
 2. Coating Color: Match Architect's samples.
 3. Overall Unit Thickness: 1 inch.
 4. Outer Lite: 1/4" clear Glass
 5. Interspace Content: Air.
 6. Indoor Lite: 1/4" clear Glass
 7. Coating Location: third surface.
 8. Ceramic Coating Color and Pattern: Match Architect's samples.
 9. Bird Safety Frit on all exterior glazing
 - a. Basis of Design Product: Guardian Bird 1st Etch DX
 10. Glass shall be annealed, heat-strengthened or tempered as required by codes and as specified on drawings.
 11. Provide safety glazing labeling.
- C. Glass Type : frosted, insulating spandrel glass.
1. Basis-of-Design Product: Vitro Solarban 70
 2. Overall Unit Thickness: 1 inch.
 3. Outer Lite: 1/4" clear Glass
 4. Interspace Content: Air.
 5. Indoor Lite: 1/4" clear Glass
 6. Frosted Location: third surface.
 7. Bird Safety Frit on all exterior glazing
 - a. Basis of Design Product: Guardian Bird 1st Etch DX
 8. Glass shall be annealed, heat-strengthened or tempered as required by codes and as specified on drawings.
 9. Provide safety glazing labeling. "

8. Revise Section 09 2400 CEMENT PLASTERING Part 2.3B as follows:

- "1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- a. CEMCO.
 - b. ClarkDietrich Building Systems.
 - c. Fry Reglet
 - d. MarinoWARE.
 - e. Stockton Products"

9. Revise Section 09 9113 EXTERIOR PAINTING subsection 2.1 as follows:

“A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Benjamin Moore & Co.
2. Dunn-Edwards Corporation.
3. PPG Architectural Coatings.
4. Sherwin-Williams Company (The).”

10. Delete the following from Section 09 9123 INTERIOR PAINTING Part 2.2G:

“1. Twenty five percent of surface area will be painted with deep tones”

11. Delete Section 12 6600 BLEACHERS in its entirety.

12. Add the attached Section 12 6610 TELESCOPING STANDS.

13. Revise Section 28 1000 SECURITY MANAGEMENT SYSTEM Part 2.2A as follows:

“A. Access Control Panel:

1. Shall be by AMAG Technology, Model G4T-M2150-041, provided with a MN-NIC-5 network interface module, and optional WIM4 Wiegand Interface Module.”

14. Revise Section 28 1000 SECURITY MANAGEMENT SYSTEM Part 2 to add the following:

“2.7 DOOR OVERRIDE KEY SWITCH

- A. Door override key switch to toggle the associated door between “unlocked” and “lock/access controlled” modes.
- B. Performance Criteria: door override key switch must have and be configured to utilize the following capabilities:
 1. Shall mount to a single gang EO box or mud ring.
 2. Shall accept a standard key cylinder as specified in Division 8.
 3. Shall include two separate DPDT contacts for reporting key position to the supervised inputs on the access control panel.
 4. Shall include a green LED (illuminated with door is unlocked) and a red LED (illuminated when door is locked), controlled by independent 24VDC outputs from the access control panel.
- C. Door Override Key Switch shall be by DCC, Model 713UL2, or equal.

Questions and Responses:

1. What is the Engineer’s estimate for this project?

Response: Refer to the project website for Bid and Proposal Opportunities:
<https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

The Engineer’s estimate for the Base Scope is \$9,900,000.

2. How many working days are in the project?

Response: Please refer to Document 00 5200 (Agreement), Article 2. The Contractor shall achieve Substantial Completion within 550 calendar days after the date established in the Notice to Proceed.

3. When do you anticipate providing a Notice to Proceed to start construction?

Response: We anticipate providing a Notice to Proceed to begin construction no earlier than June 9, 2025.

4. What are the liquidated damages for this project?

Response: Liquidated damages can be found in Document 00 5200 (Agreement), Article 4.

5. What are the work hours?

Response: Please refer to Document 01 1100 (Summary of Work), Article 1.09. Work hours are Monday through Friday, 7:00 a.m. – 5:00 p.m

6. Are weekends considered working days in the baseline schedule?

Response: Refer to Document 01 1100 (Summary of Work), Article 1.09. Work at the Site on weekends or holidays is not permitted, unless Contractor requests otherwise from City in writing at least 48 hours in advance and City approves in its sole discretion.

7. Can we work on weekends?

Response: Weekend work may be permitted upon request per Document 01 1100 (Summary of Work), Article 1.09. Working on weekends or holidays may be permitted on a case-by-case basis as needed.

8. Construction will be performed during the rainy season. Will delay caused by adverse weather be allowable?

Response: Adverse weather delays may be allowed. Please refer to the Project Manual, Document 00 7200 Article 11 regarding Time Allowances.

9. Is there a Planholders list? How can I be included, and where is it posted?

Response: See Document 00 1113 (Notice Inviting Bids), Article 1.04 of the Project Manual for instructions on how to be included in the Planholders list. Planholders list is posted to the City's bid webpage: <https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

10. Will you post the attendance sheet from the Pre-Bid Meeting?

Response: Yes, it is posted under “Additional Files” on the bid webpage:
<https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

11. We are interested in bidding on the fencing and gates for the project. Could you please provide the appropriate contact person? Additionally, when is the fencing scheduled for installation?

Response: See Document 00 1113 (Notice Inviting Bids), Article 1.04 of the Project Manual for instructions on how to be included in the Planholders list. We can add your name to the planholders list. General contractors may reach out to you, or you may reach out to other contractors, but the bidder must have a “B” license as shown on Document 00 1113 (Notice Inviting Bids), Article 2. The Planholders list is updated regularly and posted to the City’s bid webpage:
<https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

The timeframe for fencing must be within the Contract timeframe, and must be completed to reach Substantial Completion of the project. Timeframe shall be based on the General Contractor’s proposed schedule.

12. Does this project have a Project Labor Agreement (PLA) requirement?

Response: Document 00 1113 (Notice Inviting Bids) and Document 00 6580 (City of Berkeley Contracting Policies) state that this project is subject to the City’s project labor agreement, which is called the Community Workforce Agreement (CWA). See Appendix A in the Project Manual for information on the City of Berkeley’s Community Workforce Agreement.

13. What are the union requirements for this job?

Response: This project is subject to the City’s Community Workforce Agreement. Please see Appendix A for union requirements in the Community Workforce Agreement.

14. Do all subcontractors at all tiers need to submit all contract forms?

Response: All Subcontractors should be listed on the appropriate bid form Document 00 4330 –Subcontractors List. Only the General Contractor or Joint Venture needs to submit all contract forms. However, all subcontractors at every tier, and at any amount of work, will need to submit the following Community Workforce Agreement (CWA) forms if awarded the contract:

- City of Berkeley Workforce Composition Form for All Construction Contracts (see Project Manual 00 6580-3)
- Agreement to be Bound (see Project Manual 00 6580-9)

15. Who needs to sign the CWA Agreement to be Bound?

Response: The general contractor, and every subcontractor, at every tier, and at any amount of work, will need to submit the Community Workforce Agreement (CWA) forms if awarded the contract.

16. Is there a penalty if we can’t meet the 20% local hire goal?

Response: There is currently not a penalty, but the Contractor must show a good faith effort to request and hire Berkeley residents. We understand that Berkeley residents may not be available at time of request.

17. Do we have to submit certified payroll?

Response: Yes. Certified payroll should be uploaded to the California Department of Industrial Relations (DIR) website. Some additional local hire paperwork to provide a Community Workforce Utilization Report must also be submitted to the City's Representative periodically.

18. Can we hire from the Green Corridor?

Response: Berkeley's CWA does not include the Green Corridor. Berkeley's CWA goal is for 20% local hire of Berkeley residents. The Contractor must show a good faith effort to request Berkeley residents when they call the local unions.

19. Can Contractors use the street parking on Oregon Street?

Response: The Contractor may use publicly available parking, and should adhere to all local parking restrictions. The City can provide a limited number of parking passes. The Contractor is responsible for submitting a Traffic Control and Staging Plan as part of their initial submittals. Any requests for "No Parking" areas can be requested in this plan. Additionally, signs for "No Parking" during certain days and times needed for construction deliveries can be provided.

20. Are there any existing security issues at the site?

Response: We have not experienced any recent security issues. However, we strongly recommend that the contractor secure all tools, equipment, and materials stored on-site during construction.

21. Are any recreational programs operating in the building or gymnasium during construction?

Response: No. The entire building will be vacated and closed to the public for the duration of construction.

22. Will the playgrounds, tennis courts, basketball courts, and fields remain open during construction?

Response: Yes. The playground, picnic tables, ballfield, tennis and basketball courts shall remain open and accessible to the public.

23. What areas are available to the Contractor for staging?

Response: The Contractor may use the areas inside, around and behind the building. The Contractor is responsible for submitting a Traffic Control and Staging Plan as part of their initial submittals. Any requests for "No Parking" areas can be requested in this plan. Additionally, signs for "No Parking" during certain days and times needed for construction deliveries can be provided.

24. We understand that the construction area needs to be fenced in. Are there expectations for incorporating temporary pedestrian pathways where site fencing may obstruct existing walkways, or will Parks & Rec be responsible for addressing and maintaining access?

Response: The contractor is responsible for fencing the work area to secure the site while ensuring that the public retains access to amenities unaffected by construction. Contractor shall include any necessary temporary pedestrian detours and signage on the Traffic Control and staging plan for review and approval by the City.

25. Will the Contractor be able to stage equipment and materials on-site?

Response: The Contractor may stage equipment and materials on site as much as practicable to complete the work but will be required to have all storm water pollution prevention measures in place and restore any disturbed site conditions in kind or better. All areas to be used shall be reviewed for approval by the City's representative. The contractor is responsible for confining operations at the Site and will assume full responsibility for protecting and safekeeping products stored on the premises. Any equipment and materials stored on-site shall be within construction fencing limits.

26. Regarding the Statement of Qualifications document 004513, page 4, item 5, please clarify if the Experience Modification Rate (EMR) rating is based on the past 3 years average, or last year only?

Response: On Document 00 4513 (Statement of Qualifications), please provide your most recent EMR. On Document 004314 (Bidder Registration Form), provide the EMR rate for the past three years.

27. Does this project have a Geotechnical Report?

Response: Yes, the geotechnical report is available upon request for reference. The contractor must adhere to the recommendations outlined in the report and ensure that all required geotechnical inspections are arranged during construction.

28. Do you have old As-Builts and plans for the existing building?

Response: Available documents may be posted under "Additional Files" on the project bid page: <https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

29. Can you provide any photos of the existing building interior and exterior spaces?

Response: We may post some photos under "Additional Files" on the project bid page. It is highly recommended that the bidders use the provided opportunities to visit the site prior to bidding: <https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic>

30. On Sheet A1.01, two sheds are shown to be relocated. Where are they to be relocated to?

Response: The Contractor shall relocate the two existing sheds to another City site, and return the sheds to this site at the end of the project.

31. Per Division 23 09 00, Section 3.1.1, the specification states: "All power wiring shall be installed in conduit." Is plenum-rated cabling for low-voltage wiring acceptable above ceiling tiles and in concealed spaces?

Response: Low voltage plenum rated cabling above accessible ceilings and concealed accessible locations is acceptable, similar to Division 26, 27, and 28. Exposed low voltage cable shall be installed within conduit.

32. Could you please provide additional details regarding window switch integration? Control drawings and specifications are not available.

Response: Refer to Detail 1 on Sheet M7.2, the window sensors disable the local fan coil unit in the zone they serve.

33. Could you please provide full division 23 09 00 specifications?

Response: What additional information is requested? Are there specific sensors that are missing specification? Please refer to the product specific specification section (23 81 00, or 23 72 00) for device control requirements. Refer to control diagrams (M7.X) for sequences. More information can be provided if requested.

34. Per mechanical drawings, sheet M.02, Exhaust Fan schedule, Note #4, indicates that Campus BMS is Alerton. However, the District BMS has not been specified in the drawings or Specifications. Could you please clarify what the District BMS is? Does the District BMS have required licensing and capacity?

Response: Sheet M0.2 Exhaust Fan Schedule note #4 is incorrect. The City of Berkeley's preferred control system is "Im-in-control" as indicated by Controls Note 1 on M0.1.

35. Could you please provide additional details regarding kitchen exhaust and hood controls system? Are factory installed controls included or is BAS Contractor responsible for providing controls? Could please provide all required controls details?

Response: The kitchen exhaust fan operates independently of all HVAC systems. BMS integration between the kitchen exhaust fan and the BMS, shown on M7.3 is not required. Refer to FS-7 and FS-7.1 for how the connections are wired. In addition, the following link has all the documentation you would need at the bottom of the web page. The food service contractor project manager also will assist you in the field during rough ins to confirm control panel location. (<https://www.captiveaire.com/CatalogContent/ElectricControls/Electrical.asp>)

36. Per M7.3, the BMS architecture calls for electric group and lighting integration, could you please confirm that all electrical equipment BACnet connection will be provided by Div 26 contractor?

Response: BMS integration between the central BMS and the lighting system and electrical power systems, shown on M7.3, is not required.

37. Are there only 4 awning windows with actuators or are the awning windows on the storefront elevations also to have automated openers as well?

Response: Only 4 awning windows in windows 202.5 and 202.8 have actuators.

38. Are there any specific reasons why "In Section 09 9113 Part 2.1.A the manufacturers listed are not the same and excludes approved manufacturers from Section 09 9123 Part 2.1.A. "?"

Response: Section 09 9113 Part 2.1.A list revised to include manufacturers in Section 09 9123 Part 2.1A that manufacture exterior paints.

39. Are the solar panels planned to be on ballasts or stanchions? Will blocking be in place?

Response: See section 26 3101 Part 2.3, solar panels to be mounted on stanchions. See Sheets S2.02 and S2.03 for structural framing to be provided for solar mounts.

40. How is the elevation change from the gym floor to the rest of the building being handled?

Response: See A2.05. Generally, the building flooring is being raised to meet the elevation of the gymnasium flooring. There are areas of new slab-on-grade, and a topping slab over the existing flooring in the community rooms and office spaces.

41. Is the gym flooring new or being repaired?

Response: The gym flooring will need to be repaired where structural and foundation work takes place, then the entire floor is to be refinished and restriped per the Plans.

42. Will this building need Bird Safe Glass?

Response: Yes, see revised Section 08 8000.

The Bid Opening time and date remains 2:00 PM on Tuesday, April 22, 2025. The location of the opening will be at 2180 Milvia Street, 1st Floor Conference Room. All other requirements of the contract remain the same. Bidder shall acknowledge receipt of this Addendum on the Bid Form.

The location of opening at the 1st Floor Conference Room may change as needed to accommodate the number of attendees. Staff will be present to direct the bidders to the bid opening. Bidders shall allow sufficient time to deliver their bids by the deadline and check the city's website <https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic> for the most up to date information for where to deliver their bids.

THE ADDENDA MUST BE ACKNOWLEDGED BY SIGNATURE WITH SUBMISSION OF DOCUMENT 00 4113 "BID FORM". FAILURE TO DO SO MAY RESULT IN REJECTION OF THE BID.

Sincerely,

Canhui Li
Associate Civil Engineer
Department of Parks, Recreation and Waterfront

END OF DOCUMENT