

## COLLEGE OF THE REDWOODS

Creative Arts Building  
7351 Tompkins Hill Rd., Eureka, California 95501

### ADDENDUM #1

Date: September 2, 2021

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#### NOTICE TO ALL PRE-QUALIFIED CONTRACTORS

You are hereby notified of the following changes, clarifications and/or modifications to the original Contract Documents, Project Manual, Drawings, Specifications and/or previous Addenda. This Addendum shall supersede the original Contract Documents and previous Addenda wherein it contradicts the same, and shall take precedence over anything to the contrary therein. All other conditions remain unchanged.

This Addendum forms a part of the Contract Documents and modifies the original Contract Documents issued as part of the Bid Set dated **August 12, 2021**. Acknowledge receipt of this Addendum in space provided on the Bid Proposal Form. Failure to acknowledge may subject Bidder to disqualification.

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#### A. GENERAL INFORMATION

##### 1. NOTE:

- a. Last Date and Time for Bidder's Requests for Information to be submitted has been extended to 5:00 PM, 9/14/2021
- b. Last day for addendum changed to 9/17/2021
- c. Site walk for abatement/demolition added Thursday, September 16, 2021, at 11:00 AM
- d. Bid delivery information updated  
(See Section 00 11 16 INVITATION TO BID, below).

##### 2. ADD:

- a. Minutes from the Pre-Bid Meeting that was held on August 25, 2021.
- b. Substitution Request Form

#### B. SPECIFICATIONS

##### 1. REPLACE: Section 00 11 16 INVITATION TO BID

Replace the existing Section 00 11 16 INVITATION TO BID, in its entirety, with the attached Section 00 11 16 INVITATION TO BID (Addendum #1), in its entirety.

For questions regarding this Addendum, please contact:

**Steve McKenzie, Director – Facilities & Planning**

Redwoods Community College District

7351 Tompkins Hill Rd., Eureka, CA 95501

**Email:** [Steven-Mckenzie@redwoods.edu](mailto:Steven-Mckenzie@redwoods.edu), [julia-morrison@redwoods.edu](mailto:julia-morrison@redwoods.edu), and [ericka-barber@redwoods.edu](mailto:ericka-barber@redwoods.edu) with a Cc to [robm@csipm.com](mailto:robm@csipm.com). ***Include the question in the body of the email.*** *Questions will only be accepted from pre-qualified Contractors.*

All other terms and conditions of BID are to remain the same.

**ATTACHMENTS:**

Section 00 11 16 INVITATION TO BID

Pre-Bid Meeting Minutes

Substitution Request Form

**END OF ADDENDUM #1**

**Section 00 11 16  
INVITATION TO BID**

**Creative Arts Building**  
College of the Redwoods  
7351 Tompkins Hill Road  
Eureka, California 95501

NOTICE IS HEREBY GIVEN that the Governing Board of the Redwoods Community College District (District), Eureka, California, will receive sealed bid proposals for the furnishing of all labor, materials, equipment, transportation and services for the construction of the project entitled **Creative Arts Building**.

**The District has pre-qualified General Contractors for this project, and the list of pre-qualified General Contractors can be found on the District's web site:**

**<https://www.redwoods.edu/businessoffice/Purchasing>**

**Only Pre-Qualified Contractors are allowed to bid as Prime Contractors on this project. The District does not prequalify Subcontractors.**

Construction Cost Estimate (Range): **\$19,500,000 to \$20,500,000**  
**California License Required: B-General Building Contractor**

In general, the Work consists of, but is not limited to, abatement and demolition of an existing Creative Arts Building and the construction of (5) new one story, wood framed buildings, utilities, storm drain, landscape, irrigation & other site development. Interior alterations to an existing boiler room that is part of the Physical Education Building.

The District does not provide hardcopies of bid documents or reimburse cost of printing, delivery, or any expenses related to the bidding process.

For information directly from the District, you may also log on to the District Website: <https://www.redwoods.edu/businessoffice/Purchasing> Project documents available include, but are not limited to, plans, specifications, addenda, bidders lists, bid results, etc., and can be viewed on this District webpage.

All questions related to this project must be submitted, via email, to:

**Steven McKenzie, Director-Facilities & Planning**

Redwoods Community College District  
7351 Tompkins Hill Rd., Eureka, CA 95501

**Email:** [Steven-Mckenzie@redwoods.edu](mailto:Steven-Mckenzie@redwoods.edu), [julia-morrison@redwoods.edu](mailto:julia-morrison@redwoods.edu),  
and [ericka-barber@redwoods.edu](mailto:ericka-barber@redwoods.edu) with a cc to [robm@csipm.com](mailto:robm@csipm.com). ***Include the question in the body of the email. Questions will only be accepted from prequalified Contractors.***

Each bid shall be made on the bid form, which is included in the Bid Documents and when submitted, shall be accompanied by a Bid Bond or Certified Cashier's Check in the amount of 10% of bid (made payable to the Redwoods Community College District). The District reserves the right to forfeit Bid Bond submitted for failure of the successful bidder to secure Payment & Performance Bonds.

**IMPORTANT INFORMATION:**

**Pre-Bid Meeting and Job Walk, Date/Time: .....8/25/2021 1:30 PM (MANDATORY)**

**Pre-Bid Meeting Location: .....College of the Redwoods – Theater Building  
7351 Tompkins Hill Rd., Eureka, CA 95501  
(See College of the Redwoods Campus Map)**

**PLEASE NOTE:** A Site Visit will be held Immediately following the Pre-Bid meeting. Please remember to obtain a Certification of Site Visit, signed by the District Representative, prior to leaving the site.

**The hazardous materials report is scheduled to be issued by Tuesday, September 14, 2021. A site visit will be held on Thursday, September 16 at 11AM to look at the abatement/demolition work at the existing Creative Arts Building, Boiler removal, and baseball field structures**

**Last Date / Time for Bidder’s**

**Requests for Information: .....9/14/2021 5:00 PM**

**Abatement/Demo Site Walk.....9/16/2021 11:00 AM, meet in front of the existing  
Creative Arts Building**

**Last Day to Issue Addendum: .....9/17/2021**

**Bids Due No Later Than, Date / Time: .....9/23/2021 2:00 PM**

**Bids Must Be Received at: .....Redwoods Community College District - Board Room  
7351 Tompkins Hill Rd., Eureka, CA 95501  
Attn: Julia Morrison, Vice President – Administrative  
Services**

The **Board Room is located on the 2nd floor of the Administration Building (Building 18)**. The 2nd floor can be accessed by stairway or elevator. Anyone entering the Administration Building will need to complete the Health Screening at the front door before further entry into the building.

Bids must be received by the District prior to the time and by the date noted above. Bids that are not received by the District prior to the time and by the date noted above will not be accepted, and will be returned to the Bidder unopened.

The successful bidder will be required to furnish a labor and material bond in an amount equal to one hundred percent (100%) of the contract price and a faithful performance bond in an amount equal to one hundred percent (100%) of the contract price, said bonds to be secured from a surety company acceptable to the Redwoods Community College District and authorized to execute such surety in the State of California.

This project is a public works project and is subject to prevailing wage rate laws. A copy of the prevailing rates of wages is on file with the Contracts & Purchasing Office of the Redwoods Community College District. Said rates of wages shall be included in the contract for the work by this reference.

**Attention is directed to Section 4100 through 4113 of the Public Contract Code concerning Subcontractors, with emphasis on Section 4104, known as the “Subletting and Subcontracting Fair Practices Act, effective July 1, 2014.**

**Attention is directed to Labor Code Section 1725.5 regarding Department of Industrial Relations (DIR) contractor registration process including registration criteria and implementation of DIR registration requirements. Labor Code Section 1771.7 establishes contractor’s obligation to submit Certified Pay Roll**

**(CPR) to the Department of Labor and Standards Enforcement (DLSE) and public works monitoring and enforcement. Labor Code Section 1773.3 requires the District to submit a PWC-100 to DIR for all public works contract awarded effective January 1, 2015.**

**END OF SECTION 00 11 16**

# PRE-BID MEETING (MANDATORY) MINUTES

**Project Name:** Creative Arts Building  
**Campus:** College of the Redwoods – Eureka Campus  
**District Project Number:** SP5-CA

Date: August 25, 2021  
 Time: 1:30 PM  
 Location: College of the Redwoods – Eureka Campus Theater Building

**Steven McKenzie – Project Introduction**

**1. Introductions – Project Team Members:**

Julia Morrison	CR - Vice President, Administrative Services
Ericka Barber	CR – Director, Administrative Services
Steven McKenzie	CR – Director, Facilities and Planning
Phil Newsom	tBP – Architect, Managing Principle
Daniel Manguy	tBP – Architect, Project Leader
Ron Johnson	CSI - Sr. Project Manager
Rob Mohr	CSI – Construction Manager
Dale Romanini	LACO Associates, Lab Director
	IOR - Pending

**2. Phil Newsom - Project Scope and Description:**

**Scope** - In general, the Work consists of, but is not limited to, abatement and demolition of an existing Creative Arts Building and the construction of (5) new one story, wood framed buildings, utilities, storm drain, landscape, irrigation & other site development. Interior alterations to an existing boiler room that is part of the Physical Education Building, and other Work indicated in the Contract Documents. Includes line item for Lime Treatment.

**3. Julia Morrison - Campus Safety/Covid-19 (see item 9.C)**

**Rob Mohr – General Construction Bid Information**

**4. Communication During Bidding and Contract Award Phase**

- All questions, clarifications, and requests for information (RFI) shall be directed to Steve McKenzie, Julia Morrison, and Ericka Barber in writing via email messages at: [steven-mckenzie@redwoods.edu](mailto:steven-mckenzie@redwoods.edu), [julia-morrison@redwoods.edu](mailto:julia-morrison@redwoods.edu), and [ericka-barber@redwoods.edu](mailto:ericka-barber@redwoods.edu) with a cc to [robm@csipm.com](mailto:robm@csipm.com). *Include the question in the body of the email.* Additional information can be added as an attachment.
- All responses to RFIs shall be included in the Addendum to be issued by the District

## **Schedule**

- Last Day for RFI: Tuesday, August 31, 2021, 5:00 PM
- Last Addendum Issued: September 16, 2021
- Bids due – September 23, 2021, by 2 PM.
- Board approval on October 5, 2021. Contract award estimated October 6, 2021.
- Anticipated NTP start date – Monday, October 25, 2021

## **5. Addendum**

- HAZMAT Report pending
- Additional drawing sheets for the existing Art Building
- Forms
- **Clarifications on lime treatment requirements**

## **6. Sole Source Items**

- Door hardware (LCN – Allegion), Kilns (Bailey), Faucets (Moen), Toilet Valves (Toto), Hose Bibs (Zurn), Telecomm, & Fire Alarm (Notifier) – **Items that are sole source will be addressed further in addendum.**

## **7. Substitutions**

- Submit request form within 3 work days after bid opening (form will be included in addendum).
- Any substitution that requires SSS, FLS and /or ACS will need to be submitted and Approved by DSA
  - Be extra careful with products like metal panels that require specific ICC and /or ESR reports.
  - Contractor will need to manage any risk to the schedule presented by a substitution request

## **8. Project Schedule**

- Contract duration is 668 Calendar Days from the Notice to Proceed
- Milestones based on estimated October 25, 2021 NTP:
  - Substantial Completion of new Creative Arts Building – 3/30/2023
  - Final Completion of building – 5/14/2023
  - Move in period: 5/15/2023 – 5/26/2023
  - Abatement and Demo of old Creative Arts Building to start after move-in period and complete – 8/24/2023, Final Completion

## **9. Contractor Job Site Coordination:**

### **A. Temporary Work Activity Plan (Section 01 14 00 Work Restrictions)**

- Locate temporary facilities, modified paths of travel, fencing, signage, and site stabilization. Maintain ADA access.

### **B. Access, Parking & Staging**

- See Sheet C101 Project Vicinity Staging and Stockpiling Plan – note the southern area of the baseball field is available for Contractor staging until the start of the PE Complex project, which is anticipated to begin Fall 2022.
- Alternate staging area

### **C. Site Security and Safety – Section 01 35 20**

- Refer to section for general requirements

- COVID policies – see Section 01 35 20 item 1.9.B – follow current College guidelines (see Information Available to Bidders item D) and Cal/OSHA covid -19 Emergency Temporary Standards. Bidder shall include conformance to the requirements in their base bid costs.
- **Contractor to maintain their own covid procedures for the construction site and otherwise follow CR policies when on the Campus. In particular, if entering the cafeteria, individuals must go through the health screening station.**

**D. Storage**

- Contractor responsible for security of their stored materials, equipment, tools, etc.

**E. Work hours (see Section 01 14 00 Work Restrictions)**

- No work on site earlier than 21 calendar days after the NTP, unless approved by the District and all required items for mobilization are approved, i.e., work plan, SOV, initial Schedule, and any relevant submittals (will reduce this item to 14 days)
- Interruptions to utility service conducted off hours, unless otherwise approved by the District
- Work may be performed during the daytime work shift hours of 7AM – 5PM Monday through Friday that do not disrupt or impact occupied areas.
- Include 10 days of Saturday work for near critical path activities – including all contractor & subcontractor personnel and field office overhead

**F. Temporary Utilities/Services**

- Refer to Temporary Facilities and Controls Section 01 50 00
- Campus power connection – to review
- Contractor shall provide and maintain temporary sanitary facilities for use of all workers. Location to be approved by the District

**G. Inspections & Testing**

- DSA Inspector will perform inspections of the work and coordinate special inspections and testing as required by the DSA 103 form.
- Deferred Approval items
  - Metal-Plate-Connected wood trusses
  - Manufactured Wood-Chord-Metal-Web trusses

**H. Quality Control**

- Refer to Section 01 45 00 for Quality Control Plan requirements

**I. Site Cleanup**

- Contractor is responsible for keeping the site clean and safe during and after hours.

**10. Contractor Staffing – see Summary of Work Section 01 11 00 1.6**

- Refer to requirements for full time on-site Superintendent and project engineer
- Project Manager experience and site requirements
- BIM Coordinator

**11. Scheduling Requirements (01 32 13)**

- Primavera P6 usage and licenses (provide 1 license for the College)
- Scheduler qualifications (within five days after opening bid)
- Cost and Resource loading with detailed activities and separate tracking of overhead and profit
- Include of 10 Saturdays for critical/near critical activities (prime and subcontractors)



- Include 20 work days adverse weather allowance (Section 01 11 00 Summary of Work & 01 32 50 Delay and Extensions to the Work)
- Submit Initial CPM schedule with detailed plan for first 60 days of the contract

## 12. Construction Management Software

- Procore – see section 01 31 80 Document Management System

## 13. PLANS & SPECIFICATIONS:

- Available at [www.redwoods.edu/businessoffice/Purchasing](http://www.redwoods.edu/businessoffice/Purchasing) See Invitation to Bid for additional information.

## 14. Available Information

- A. 2019-04-02 6351.19 New Arts Complex Building GeoHazard Report
- B. 2019-10-30 6351.19 Addendum #1 Geotech-GeoHazard Evaluation Report
- C. Existing Creative Arts Building Drawings (Architectural – full set to follow)
- D. College of the Redwoods Campus COVID-19 Rules
- E. Underground Utility Project As-Builts (Will be added in bid addendum)
- F. Hazardous Materials Report (Will be added in bid addendum)

## 15. BID PACKAGE:

- Bid Form Section 00 41 00
- Bidder's Qualifications Section 00 45 13 – Section 9 Prequalification Validation Form - include a current signed copy (not one that was filled out for the prequal package).
- Site Visit Certification Required – Section 00 45 00 (provided at meeting)
- Bid Security 10% of Bid (Bid Bond / Cashier's Check)
- Acknowledgement of Addenda in Bid Proposal Form
- Non-Collusion Affidavit
- Authorized signature of Bid – Bid amount will remain valid for 90 days following acceptance.
- See Contract Documents for additional requirements and/or contact Ericka Barber: Ericka-Barber@Redwoods.edu.

## 16. BID OPENING

- **Bids must be received at the Redwoods Community College District – Board Room, 7351 Tompkins Hill Rd., Eureka, CA 95501 by September 23, 2021, prior to 2:00 PM.**
  - The Board Room is located on the 2nd floor of the Administration Building (Building 18). The 2nd floor can be accessed by stairway or elevator.
  - Anyone entering the Administration Building will need to complete the Health Screening at the front door before further entry into the building.
- All bids will be time stamped at the reception counter in the building lobby.
- Any bid received after the bid opening time will be rejected.
- An announcement will be made at the two-minute mark prior to the bid opening deadline.

## 17. BONDS:

- Payment Bond is 100% of Contract amount
- Performance Bond is 100% of Contract Amount
- See Contract Documents for additional requirements

## 18. Questions

- **Does the project cost estimate take into account escalating construction costs?**  
**Response:** This is a state funded project. Yearly escalation is taken into consideration and can be addressed within the total state budget constraints.
- **If we submit a bid and then material prices continue to escalate, can the contract price be adjusted?**  
**Response:** No. This is a hard bid. Escalation must be taken into account when preparing a competitive bid amount.
- **Will campus utilities be available for use, water, power, etc.?**  
**Response:** This will be addressed in addendum.
- **The project is scheduled to start in the wet season and could impact the schedule. How will that be addressed?**  
**Response:** Per the schedule description (and Section 01 11 00 Summary of Work & 01 32 50 Delay and Extensions to the Work), 20 rain days are to be included in the schedule. Lime treatment is included to provide a stable pad. Any rain delays beyond the allotted 20 days will entail a corresponding extension of the contract.
- **What is the criteria for determining what constitutes a rain day?**  
**Response:** Will review the contract documents and if needed criteria will be added via addendum.
- **Can the RFI date be extended? With the bid date of September 23, most subs won't look at the plans that far in advance.**  
**Response:** GCs need to engage subs in the project now in order to get questions submitted in time to prepare the addendum for review by bidders prior to the bid date.

## 19. Field Walk (Following the meeting)

- **Site walk to NW corner of the baseball field. A site walk will be set up for the existing Creative Arts Building once the hazmat report is complete.**

