



**BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT**

May 24, 2019

**Questions and Answers for
Request for Proposals# 2019-006**

Richmond Lakeside Tenant Improvement Phase 1

- 1. Can you please provide the contact information for the landlords roofer in order to maintain the roof warranty?**
Response: No roofer warranty info is available. Current HOA is not aware of any roof warranty for this building.
- 2. The architectural plans note lighting and controls by Owner, the Electrical plans do not. Please review and advise how we should price this scope.**
Response: Light fixtures and wireless light control are by owner. Electrical plan to revise to match. GC will be provided with the light fixtures and wireless control to install. GC is to coordinate with project schedule and product delivery closely with project manager and owner.
- 3. Please advise Restroom base finish. Should we use Cove tile base or Schluter?**
Response: No cove tile or Schluter cove strip is required. Wall tile to meet floor tile.
- 4. BBT1 - Nora rubber tile actually comes in 4'0 wide sheets . Are we to cut these sheets into 6" x 6" squares & install them in a checkerboard pattern?**
Response: Will revise to install 4'-0" wide sheets, no checkerboard necessary.
- 5. 32/A0.5 notes a light above the restroom mirror. 1A2.2 and the Electrical plans do not note this. Please review and advise.**
Response: Will revise plans to show led light strip on top and bottom of mirror. Will also revise location of recessed linear in restroom.
- 6. Are we to provide all of the appliances? 14/A9.3 notes Owner's refrigerator, Attachment C B/5 notes we are to provide and install.**
Response: 14/A9.3 to revise to "GC to provide and install."
- 7. 1/A2.3 – tele/data symbols do not note cable counts. Attachment C notes only 1 per drop. Please confirm**
Response: Added note on A2.3 to reference to attachment C.
- 8. Are we to provide cabling for the security cameras?**
Response: No. It will be by Owner.
- 9. Are there any wireless access points to wire?**
Response: Yes and there will be no more than 6 wireless access points. GC to provide cabling.

10. Please confirm what is required for the buildout of the IDF room. i.e racks, cable tray, ground bar, etc.

Response: To be determined.

11. Are we to provide patch cords at the workstations/offices and IDF? If we are to provide, please provide quantity and length.

Response: Owner to provide the patch cords.

12. Will copper or fiber optic backbone cabling be required?

Response: Fiber optic is in place already. Connection point is in the existing server room.

13. Attachment C – I/4 notes 3 AV rooms, only 2 are shown. Are we to provide the TV as well? If so, please provide a specification.

Response: AV scope will be revised per upcoming Addenda 3. TV and TV bracket to be provided by owner.

14. Is there an amount for liquidated damages?

Response: There is no liquidated damages.

15. Will construction completion milestone be considered substantial completion?

Response: Yes and the date is revised on Addendum 2 provided to bidders on 5/24/2019.

16. For the bid bond and non collusion affidavit, are scanned electronic submissions allowed for the notarized documents?

Response: Per RFP Part 2,1.,1.3 Proposal security- "For electronical submittal, a scan of the check will be accepted together with the RFP submission. For the contract awardee, the actual check shall be submitted to the Air District within one (1) day after contract award."

17. What is the deadline to submit original hard copies of notarized documents?

Response: Same as response above.

18. Can we be added to the planholder's list?

Response: Yes and all bid walk attendances have the plan.

19. Can we have a copy of the pre-bid meeting attendance signatures?

Response: See attached.

20. Can we have fire alarm and fire sprinkler drawings for BAAQMD Richmond lakeside tenant improvement bid? Can we have the asbuilts?

Response: There is no as-builts for the fire alarm and fire sprinkler drawings. On bid drawing cover sheet under Notes to plan checker, Paragraph E. Mechanical, Electrical, Plumbing Drawings:

1. MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS ARE ATTACHED. ALL OTHER REQUIRED DRAWINGS ARE DEFERRED SUBMITTALS BY DESIGN-BUILD CONTRACTORS.
2. THE SMOKE CONTROL SYSTEM IS NOT MODIFIED BY THIS SCOPE OF WORK.

21. Note 28 on Sheet 1A2.2 (3 locations) says security cameras are owner furnished and installed; just want to confirm that we are not responsible for any conduit or pathway to head-end equipment, nor will we be pulling any of the associated cable.

Response: Correct. Please state this under assumption section of your bid.

22. Specification said 12 weeks to complete the work. a couple of subcontractors told me Owner could extend the date of completion or not? most of contractors were busy and hard to make it with tight schedule.

Response: It is an option but we do not want to extend the construction duration at this point. I have not received any request from any other bidders.

23. Are we getting additional addendum in this week?

Response: The addendum 3 is almost ready to be released. Please stay tune.

24. What is the existing fire alarm manufacturer?

Response: The fire alarm panel within the IDF room within this suite states "Notifier Fire System".

25. What is the Cushman & Wakefield role on this project?

Response: Cushman & Wakefield – Project Development & Services is the Project Manager contracted with the Owner for this project.

26. Is this a public funding project?

Response: Yes.

27. What is the Engineer estimate?

Response: \$700,000 to \$800,000 for this phase 1 project.

28. What is the elevation of bottom of roof deck insulation, bottom of roof girder, and bottom of roof deck ?

Response: They are approximately 16'-0", 15'-0" and 17'-0" respectively. General Contractor to verify the dimensions in field. This is for reference only.

29. What is the Phase 2 scope?

Response: Seismic retrofit the entire building, reroof the entire building, renovate the remaining floor area into a field and executive offices with labs, and Air District equipment van garage space. Potentially solar panels will be installed. The programming is being completed and this will be a 2020 project.

Reminder:

Please read through the RFP, fill in the questionnaire, and commit to the latest project schedule per Addendum 2.



BAAQMD – RICHMOND LAKESIDE TI – PH1

BID WALK – ATTENDANCE LIST

Company	Name	Phone Number	Email
Buhler Commercial	Steve Buhler	415-608-0610	steve@buhlercommercial.com
Novo Construction	Noel Howard	415-513-8916	nhoward@novoconstruction.com
Build Group	Emma Hawes	949-402-8221	emma@buildgc.com
Bay Construction	Yong Kay	510-867-1294	Yonkay@yahoo.com

Build Group will not submit the Phase 1 bid.