

CITY OF SANTA MONICA

PUBLIC WORKS DEPARTMENT ARCHITECTURE SERVICES

CityTV Tenant Improvement Project Addendum Number 2 RFP Document

October 11, 2010

All references are from Request for Bids from Contractors for the CityTV tenant improvement project (Bids due October 15, 2010).

This addendum is hereby made a part of the Request for Bids document and modifies the original document. Proposer shall acknowledge receipt of addendum on their proposal.

Additional Information

Item 1 The bids will be read aloud in the Council Chambers on the second floor of City Hall at 3:30 pm PST on Friday, October 15, 2010.

Item 2 The systems integration drawings (AV drawings) are not labeled with the design consultant's information. Please note that these drawings were prepared by TV Magic.

Item 3 On the cover sheet of the drawings, sheet A001, the "Building/Site Information" indicates that Guntram Ossa is the owner of the building. This information is incorrect. The City of Santa Monica has purchased the building and is now the owner of the building.

Item 4 Per Section 6.0, "Award of Construction Contract," the award of the Construction Contract, if it be made, will be made to the Best Bidder in accordance with Santa Monica Municipal Code Section 2.24.072. Santa Monica Municipal Code Section 2.24.072 is as follows:

"In evaluating whether a person is the best bidder pursuant to this Chapter, the City shall consider all of the following criteria which are relevant to the bid:

- (a) Price;
- (b) The quality of the material or services offered;
- (c) The ability, capacity and skill of the bidder to perform or provide the material or services;
- (d) The capacity of the bidder to perform the contract or provide the service promptly, within the time specified, and without delay or interference;

- (e) The sufficiency of the bidder's financial resources;
- (f) The character, integrity, reputation, judgment, training, experience and efficiency of the bidder;
- (g) The ability of the bidder to provide such future maintenance or service as may be needed;
- (h) Any other factor which will further the intent set forth in Section 608 of the City Charter.

The City shall have absolute discretion in determining the applicability and weight or relative weight of some or all of the criteria listed above and is not required to select the lowest monetary bidder. (Added by Ord. No. 1743CCS § 3, adopted 5/10/94; amended by Ord. No. 1998CCS § 3, adopted 1/9/01)"

Proposer Questions

- Item 5** Does this project have Disabled Veteran Business Enterprise (DVBE) or Minority Business Enterprise (MBE) requirements?
Answer: No, this project does not have DVBE nor MBE requirements.
- Item 6** Is this a prevailing wage project?
Answer: Yes, this is a prevailing wage project. The City of Santa Monica's Living Wage Ordinance also applies, refer to the Request for Bid document for additional information regarding the Living Wage Ordinance.
- Item 7** Is this project designed for LEED certification?
Answer: No, this project is not designed for LEED certification.
- Item 8** Is there a prequalification package required for this project?
Answer: No, there is not a prequalification package that needs to be submitted for this project. However, the Request for Bid document includes a bid form that must be submitted with the bid.
- Item 9** Are there any past project experience requirements for this project?
Answer: Yes, the contractor must have worked on at least (3) three projects similar in nature within the past (10) ten years, each project having an in place value of at least \$1,500,000. The \$1,500,000 is not cumulative, this is the amount for each project.
- Item 10** What is the anticipated start date for construction?
Answer: The anticipated start date for construction is January 2011.
- Item 11** What is the construction duration?
Answer: The construction duration is 210 calendar days.
- Item 12** What are the liquidated damages for this project?
Answer: The liquidated damages for this project are \$1,500 per day.

- Item 13** Will parking be provided by the City for the general contractor and their subcontractors?
Answer: No, the City will not be providing parking for the general contractor and their subcontractors and vendors. There are a few parking spaces on the property, and there is limited free parking on 19th Street. If the contractor needs additional parking permits, the contractor is responsible for coordinating with the City's Transportation Management and Parking Office to obtain parking for all activity within the scope of work. The contractor is responsible for any fees associated with parking vehicles and other construction equipment.
- Item 14** Will the City be providing trash bins for construction?
Answer: No, the City will not be providing trash bins for construction, the contractor is responsible for supplying their own trash bins.
- Item 15** Will fire sprinklers be installed in this building? Will a fire alarm system be installed in this building?
Answer: Yes, the project scope includes a design-build fire sprinkler system, and if required, a design-build fire alarm system.
- Item 16** Will tests be performed after the waterproofing has been installed at the building?
Answer: Yes, the City has contracted with a waterproofing consultant to perform tests on the building after the work has been completed to ensure the building is water tight. However, before any work is done in the building, the contractor will be responsible for testing the existing roof drains and will notify the City if the roof drain system is not working properly or if leaks are found in the existing roof drain system.
- Item 17** Will a clarifier be installed?
Answer: No, the installation of a clarifier is not in the scope of work for this project. The City will be hiring a contractor to remove the existing clarifier at the rear of the building. This clarifier will be removed just prior to start of construction.
- Item 18** Will a raised floor be installed in the studio?
Answer: No, a raised floor in the studio is not in the scope of work for this project.
- Item 19** Is there roof access to the building?
Answer: No, there currently isn't roof access to the building. The scope of work for this project includes the installation of a new roof hatch.
- Item 20** Do the building walls need to be prepped before the waterproofing is applied to the wall?
Answer: The contractor must prepare the walls as recommended by the manufacturer of the waterproofing product.

- Item 21** Will the contractor be able to access the neighbor's property if needed to install any of the waterproofing?
Answer: No, the contractor will not be allowed to access the neighbor's property. The project drawings indicate negative waterproofing to be installed at the south exterior wall of the building. Negative waterproofing is being installed at this wall because the neighbor will not allow anyone to access her property.
- Item 22** Is the contractor required to use TV Magic for the installation of the systems integration work as shown on the AV drawings?
Answer: No, the contractor is not required to use TV Magic for the installation of the systems integration work shown on the AV drawings.
- Item 23** Does the scope of work include stage lighting in the studio?
Answer: No, the scope of work does not include stage lighting in the studio. However, the scope of work does include the installation of a lighting grid in the studio for the installation of stage lighting by the City in the future.
- Item 24** Demolition plan A110 indicates that the existing ceilings are to remain in the Men's and Women's restrooms. If the walls at the Women's restroom are demolished, it may be difficult for the contractor to keep the existing ceiling. Please advise.
Answer: The contractor should try to preserve the existing ceiling as much as possible during demolition. If the ceiling is damaged while removing the walls, the contractor is responsible for re-constructing the ceiling.
- Item 25** Will additional structural supports need to be installed for the new rooftop HVAC units?
Answer: Refer to the structural drawings for additional structural support details and for details for framing the openings for new duct work.
- Item 26** The door schedule doesn't include information for the trash enclosure roll-up door. Please provide the dimensions for this door. Should this door be fire-rated?
Answer: The dimensions of this door opening are 6'-0" wide x 8'-0" high per the plans. There is no roof on the trash enclosure and the door does not have to be fire rated. Contractor must provide shop drawings and method of attachment to the CMU block enclosure for this door.
- Item 27** Please provide structural details for the new stairs.
Answer: Contractor to use typical wood frame stair details per all applicable codes. Contractor to submit shop drawings for the stairs for review by the Architect prior to installation of the stairs.
- Item 28** Please provide the roofing detail for the new concrete pad for the mechanical unit on the roof.
Answer: Contractor to use standard practices and follow manufacturer's recommendations for proper roofing details in accordance with the selected systems.

- Item 29** Please provide a roofing detail for the mechanical screen installation on the roof (reference detail J/S6).
Answer: See detail F1/A510. Contractor to use standard practices and follow manufacturer's recommendations for proper roofing details in accordance with the selected systems.
- Item 30** New W12x40 is called for on drawings A210 and A211 at the building sections, in the studio ceiling. This is not shown on the structural drawings, please clarify.
Answer: The W12x40 shown in the architectural drawings has been eliminated. Refer to the structural drawings for the studio ceiling framing.
- Item 31** With reference to detail N/S5, please confirm the studio grid including ½" threaded rod and connection to the steel angle will be done by others and is not in the scope of this bid.
Answer: The studio grid per N/S5, AV25 and AV26 is part of the scope, including the ½" threaded rod and connection to the steel angle.
- Item 32** Note 9 on drawing AV22 calls for the hard cyclorama to be built into the studio walls and installed and finished by the general contractor. Please provide details.
Answer: The size of the cyclorama is 11'-6" x 11'-6", radius of floor to wall curve to be 3'-0". Refer to Exhibit "2-A" for detail SK-1 for the cyclorama. Contractor to use standard gypsum board installation practices.
- Item 33** The bid documents do not include manufacturer's information for the new toilet compartments and toilet accessories in the Women's restroom. Please advise.
Answer: The following are the specifications for the toilet compartments:
- Manufacturer: Global Partition
Style: Floor Anchored/Overhead Braced
Material: #304 Stainless Steel
Finish: #4 Satin
Or approved equal.
- The plumbing accessory schedule on drawing A022 indicates the manufacturer/model information for the toilet accessories. Note that the existing toilet accessories should be re-used, the accessories indicated on A022 are only for new toilet accessories that are required.

Additional Documents:

Exhibit No. "2-A" – Detail SK-1 for Cyclorama Wall prepared by nonzero\architecture dated October 7, 2010

One copy of this addendum cover sheet shall be enclosed with the Bid and submitted on or before 3:00 p.m. PST on October 15, 2010. Failure to include a signed copy of this addendum coversheet with your bid package may result in the rejection of your bid.

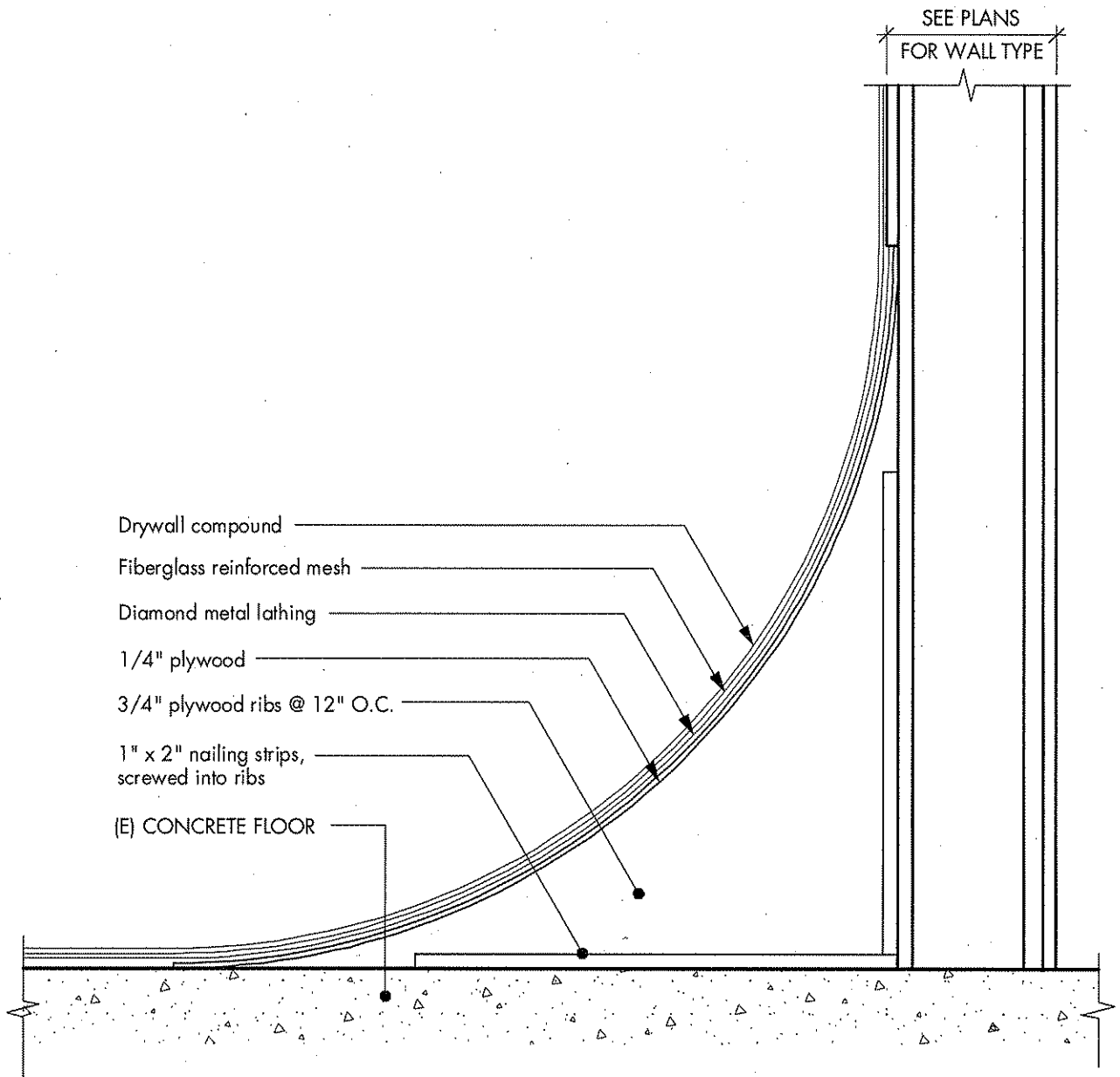


Miriam Mulder, Architecture Services Manager

(Acknowledgement) Signature

End of Document

CITY TV TENANT IMPROVEMENT PROJECT ADDENDUM NO. 2 - EXHIBIT "2-A"



nonzero \ architecture
 PETER GRUENEISEN, AIA
 1528-B CLOVERFIELD BOULEVARD
 SANTA MONICA CALIFORNIA 90404
 tel (310) 453 8000 fax (310) 453 8001
 www.nonzeroarch.com

CYCLORAMA WALL
SANTA MONICA CITY TV
 1654 19TH STREET, SANTA MONICA, CA 90404
 PROJECT

10.07.10
 ISSUE DATE
 1-1/2" = 1'-0"
 SCALE

SK 1

DWG. No.