

ADDENDUM NO. 5

(3/8/2021)

for the

UCR BATCHELOR HALL RENEWAL PROJECT

PROJECT NO. 950464-950531

University of California, Riverside
Planning, Design, & Construction
1223 University Ave., Suite 240
Riverside, CA 92507

ALL BID PACKAGES

UCR Batchelor Hall Renewal (UCR Project # 950464-950531)
University of California, Riverside

PCL Job No. 5221303
Addendum No. 5 – 3/8/21

The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same.

1. Delete the Advertisement for Bids/Proposals – Addendum No. 4 – 3/1/21 and replace it with the attached Advertisement for Bids/Proposals – Addendum No. 5 – 3/8/21.

Note the following changes:

- Bid Package # 06 ‘CIP Concrete & Reinforcing Steel’ is being removed from the scope of this bid in its entirety. This bid package will be bid out separately by the University. Please monitor <https://pdc.ucr.edu/business-opportunities/contractors> for the subsequent bid opportunity.
- Bid Package # 15 ‘Acoustical Ceilings’ is NOT USED. The scope of this Bid Package has been combined with Bid Package # 14 ‘Metal Framing & Drywall’.

2. Please note the following RFI Questions & Answers:

<i>RFI #</i>	<i>QUESTIONS & ANSWERS</i>
01	<p>Question: Plumbing drawing P-803 calls out that the owner will be furnishing the DI mixed Bed filter. Who will be furnishing Reverse Osmosis /Deionized water equipment, and will a schedule be provided? The equipment is detailed on the flow diagram, but it is not clear what part the plumbing contractor should do. Will the plumbing contractor be providing and installing DI water equipment, and will there be any piping between the equipment, or will it all be pre-piped?</p> <p>Document Reference: P-803; Spec Sec 22 67 21</p> <p>Answer: The RODI water system is part of the scope-of-work for Bid Package # 02 - Plumbing. Please refer to Division 22 (and more specifically, Section 22 67 21) for more information on the system. The details of the installation will need to be worked out between the bidder and the water system vendor.</p>
02	<p>Question: The scope of work for BP #5 states that we own all abatement in the survey. Is this actually true, or where indicated by the demo drawings? The survey seems to include a lot of areas such as the building exterior that aren't part of the upgrade. Also, can the consultant provide quantities to use for bidding purposes since not all items in the survey are quantified?</p> <p>Document Reference: BP#05 Scope of Work</p> <p>Answer: Items indicated in the drawings or affected by required work are included in the scope-of-work. As a rule, if the areas are not affected by the upgrades, then they are to be protected in place. Consultants do not provide quantities for pricing purposes. If the scope or extent of the work is unclear, please submit a question regarding that specific portion of the work.</p>
03	<p>Question: The SLD sheets E-604 & E-605 do not appear to be associated with the other SLD's E-601, E-602, and E-603. Also, there are no panel schedules pertaining to either E-604 & E-605. Furthermore, there are no ED, EL, or EP sheets indicating or reflecting this work shown on E-604 & E-605. Please advise on how to proceed for bidding purposes.</p> <p>Document Reference: E-601; E-602; E-603; E-604; E-605</p> <p>Answer: There is NO SCOPE of work associated with drawings E-604 AND E-605. They can be deleted from the set.</p>

<p>04</p>	<p>Question: There are three locations on the high roof where the mechanical screen walls are shown. They also appear in section and elevation sheets. However, there is nothing in the Mechanical, Structural, or Architectural sheets that describe what they are constructed of. Please clarify.</p> <p>Answer: No rooftop mechanical screen is shown. (Item A08 is the mechanical penthouse that houses the stair and electrical room at the center of the building.)</p>
<p>05</p>	<p>Question: Interior finishes indicate ACT in various locations 'where needed'. The only place shown on plans is in Wet Lab 2163A. Please identify the various other locations referenced in the Finishes Legend and/or give direction as to how we are to quantify the various locations.</p> <p>Document Reference: I-600</p> <p>Answer: The only new ACT is in Wet Lab 2163A - for bidding purposes, this is the extent of the ACT scope.</p>
<p>06</p>	<p>Question: The extent of patching and fire-rating at the mechanical core is unclear. There are many places throughout the building core where old piping is being replaced with new at the fire-rated walls. We are to include patching-back the rating where this occurs.</p> <p>Q1: Will the abandoned pipes be left within the wall cavity or completely removed? If completely removed, will we be able to access the affected lab spaces so we can patch the holes on that side of the rated wall?</p> <p>Q2: With the demo yet to start, how should we quantify the amount of this patching? Until the space is free and clear of all items to be removed, this is a moving target. Can this work be carried by all bidders as an allowance?</p> <p>Document Reference: N/A</p> <p>Answer: Q1: The abandoned pipes will be completely removed. Access to the affected lab spaces will be available as long as that phase of the project is shut down for construction.</p> <p>Q2: Items to be removed can be ascertained from the demolition drawings. Your patching price should be based on this information. BP#14 already includes a \$10,000 allowance for misc. work related to this scope.</p>
<p>07</p>	<p>Question: Bid Package # 14 Scope-Specific Inclusions includes Division 13 spec 13 48 00. This bid package inclusion is new to us as framers and drywall hangers and we have no resources for this specialty trade work. We Typically do the seismic restraints in ceilings and walls per architectural and structural details only and the way the spec reads, we don't exactly qualify as erectors. Because this is such an unusual scope inclusion for us, we would need to find a lower tier sub to perform the work. Is there a preferred sub for this scope that we could contact?</p> <p>Document Reference: Spec Sec 13 48 00</p> <p>Answer: Delete Section 13 48 00 from the scope of Bid Package # 14.</p>
<p>08</p>	<p>Question: Are the rooftop MEP items to be field-painted? (The rooftop MEP items on the adjacent buildings are not painted.)</p> <p>Document Reference: N/A</p> <p>Answer: AHU's are factory finished per 23 73 23 – 2.2.G / Lab Fans are factory finished per 23 35 00 – 2.3.B / HVAC Lab Exhaust exterior ducting is stainless steel and shall be painted to match exterior concrete walls paint color per keynote A90 on A-201 and A-202. Mech Piping is insulated and applied with aluminum jacket not painted/finished per 20 07 00 – 3.10.C.</p>

09	<p>Question: Please confirm that the new perimeter parapet and metal flashing are to be pre-finished and not field-painted.</p> <p>Document Reference: N/A</p> <p>Answer: Confirmed.</p>
10	<p>Question: Please confirm that the new galvanized guardrail and catwalks are not to be field-painted.</p> <p>Document Reference: Spec Sec 09 91 13; Spec Sec 09 91 23</p> <p>Answer: Confirmed. Per 3.5 Exterior Paint, the guardrails should be painted- Metal Stairs, Handrails, and Guardrails - Ferrous, Primed, Zinc-coated, and Aluminum: 1. Water based urethane, Gloss Level 6, Gloss: a. Sherwin-Williams: 1) Prime coat: Pro Industrial Pro-Cryl Universal Acrylic Primer. 2) Intermediate coat: Waterbased Acrolon 100 Urethane, Gloss. 3) Topcoat: Waterbased Acrolon 100 Urethane, Gloss.</p>
11	<p>Question: Please confirm that no painting is required at the Basement level. If there is, please clarify scope (it appeared during the jobwalk that the concrete walls on that level were unfinished).</p> <p>Document Reference: N/A</p> <p>Answer: Confirmed.</p>
12	<p>Question: Please confirm that no painting is required at the Building Support Rooms.</p> <p>Document Reference: N/A</p> <p>Answer: Confirmed.</p>
13	<p>Question: Please clarify who is responsible for patching existing walls.</p> <p>Document Reference: N/A</p> <p>Answer: Minor prep and patching of all surfaces to be painted will be required as part of Bid Package # 17. Repair of fire-rated assemblies and/or fire caulking will be part of Bid Package # 14.</p>
14	<p>Question: Please confirm that there is no painting required at the corridor walls and ceilings as part of the base scope-of-work.</p> <p>Document Reference: N/A</p> <p>Answer: Confirmed. Paint wall to underside of structure is shown on the RCP's as keynote A95 for the Alternate #5.</p>
15	<p>Question: Is this a complete exterior paint job of the existing painted areas?</p> <p>Document Reference: N/A</p> <p>Answer: No. Exterior painting (except for any items specifically noted) is not included in the scope of Bid Package # 17.</p>
16	<p>Question: Can a boom lift (and/or other equipment) be driven over the grass lawn surrounding the building?</p> <p>Document Reference: 09h Logistics & Laydown Plan</p> <p>Answer: Yes. Please include plywood protection in your pricing.</p>
17	<p>Question: Please provide drawing I-001 'Interior Notes & Finish Legend' - it is not in the files uploaded through SmartBid.</p> <p>Document Reference: I-600</p>

	<p>Answer: The Interior Finish List & Room Finish Schedule is sheet I-600, which was issued as part of the bid documents.</p>
18	<p>Question: Please confirm that the countertops, sinks, and drying rack in Wet Lab 2163 are epoxy resin (Spec Section 12 35 53). Please clarify where solid-surface material (Spec Section 12 36 63) is required.</p> <p>Document Reference: Spec Sec 12 35 53; Spec Sec 12 36 63</p> <p>Answer: Confirmed - the countertops, sinks, and drying rack in Wet Lab 2163 are epoxy resin. Refer to the bid documents for locations (if any) of solid surface items.</p>
19	<p>Question: The Electrical plans show no electrical for Alternate # 3; that Alternate only references Spec 14 22 00. Are we to assume that BP # 20 (the elevator company) will self-perform and/or sub out the electrical portion of that work? If not, will BP # 04 be responsible for this work? (If this work is to be part of BP # 04, electrical plans, schedules, details, etc. will be needed.)</p> <p>Document Reference: Spec Sec 14 22 00</p> <p>Answer: The refurbishing will use the existing feeder for powering the elevator and all new work will self-perform and/or sub out the electrical portion of that work.</p>
20	<p>Question: There is verbiage in all of the bid packages regarding demo. Are we (BP # 04) only to disconnect and safe-off the electrical for removal by others (BP # 05)?</p> <p>Document Reference: N/A</p> <p>Answer: BP # 04 will be responsible for cutting/capping/safing-off all electrical systems that are noted in the bid documents as to be demolished and/or removed. If however, there are any items that are not identified in the demo drawings as to be removed but need to be demolished and/or removed in order to perform any of the work in BP # 04, the demo/removal of those items should be included in the price for BP # 04.</p>
21	<p>Question: Please confirm that the civil grading and the concrete pads for the transformer as well as the high voltage switch will be performed by the BP # 06 contractor.</p> <p>Document Reference: C-100</p> <p>Answer: Confirmed - the retaining walls, concrete pad (including steps), and all excavation and grading work associated with those items are part of the BP # 06 scope.</p>
22	<p>Question: The plans call out to paint the new perimeter parapet to match existing concrete color, but spec section 09 91 13 - 1.2B calls out differently. Please clarify if the exterior existing concrete and CMU walls are required to be painted or not?</p> <p>Document Reference: A-201; A-202; Spec Sec 09 91 13</p> <p>Answer: The exterior existing concrete and CMU walls are not required to be painted. See also response to RFI Question # 9.</p>
23	<p>Question: There is no paint indicated on the Alternate # 4 door schedule. Please advise if there is any paint requirement on Alternate # 4.</p> <p>Document Reference: N/A</p> <p>Answer: There is no paint requirement for Alternate # 4.</p>

<p>24</p>	<p>Question: Please confirm that the interior painting scope-of-work is limited to the Note to "Paint wall to the underside of structural in corridor typ." and the door schedule. Is the exposed ceiling required to be painted? Document Reference: I-102-A; I-600 Answer: Refer to sheets I-102-A and I-600 for finishes required at specific locations.</p>
<p>25</p>	<p>Question: Is there a lab room that is being converted into a classroom? Please advise if there is any painting requirement and where is the location. Document Reference: A-102-A Answer: Wet Labs 2163 & 2163A (located at grid C/8 on the 2nd Level) are part of the scope of this project. Refer to sheets I-102-A and I-600 for finishes required at specific locations.</p>
<p>26</p>	<p>Question: Per HVAC (Bid Package # 01) Scope-of-Work Item 29, we have (10) days to prepare and submit our shop drawings and submittals. For a project of this size, this process will take at least (6) weeks, maybe longer. Please revise our Scope-of-Work accordingly. Document Reference: BP#01 Scope of Work Answer: The shop drawings and submittal duration will be extended to 4 weeks for schedule-critical submittals. Please include in your pricing all costs necessary (i.e. expediting fees, overtime, etc.) to comply with this requirement.</p>
<p>27</p>	<p>Question: There is verbiage in all of the bid packages regarding temp power and lighting. Are we to assume all bid packages are responsible for only their temp power and lighting? Also it appears the University will be providing the spider/temporary power outlet boxes, power chords, and lighting to be installed by the respective bid package contractor. Please advise. Document Reference: N/A Answer: Each subcontractor will be responsible for their own construction power and task lighting. The University will not be providing any temporary construction power systems. Only standard building power will be available; any power requirements beyond normal building power is the subcontractor's responsibility.</p>
<p>28</p>	<p>Question: Please advise who the campus' preferred contractor for Access Control is. Document Reference: N/A Answer: Please refer to the specification 28 05 00 - 2.1.C for system requirements. The campus does not have a preferred installer.</p>
<p>29</p>	<p>Question: Bid Package # 04 lists Division 25 scope. Please confirm Division 25 scope under BP#04 is to provide only infrastructure, i.e. conduit, line voltage wiring, and disconnects associated with Division 25. Document Reference: BP#04 Scope of Work Answer: Confirmed.</p>
<p>30</p>	<p>Question: Per Key Note 2 on sheet E-604, please provide specifications for the substation. Document Reference: E-604 Answer: Drawing E-604 and E-605 are for potential future renovations and inadvertently included in the bid package. There is no scope associated on those drawing for this phase of construction.</p>

31	<p>Question: Throughout the plan sets, there are areas clouded as 'Alternate' but the scope does not correspond to the Bid Form and the listed Alternates. For example, EL-100 has a clouded area (with lighting) listed as 'Alternate # 5', but the Bid Form lists Alternate # 5 as Fire Sprinkler Scope. Do we disregard all the areas listed on the plans as Alternates and carry the scope shown in the base? And only provide Alternates as those listed on the Bid Form?</p> <p>Document Reference: EL-100 & others</p> <p>Answer: The requirement to remove the ceilings, paint the walls and replace the lighting due to the fire sprinklers being installed is all part of Alternate #5 and must be included.</p>
32	<p>Question: Please provide required warranty period on workmanship.</p> <p>Document Reference: N/A</p> <p>Answer: The required warranty period on workmanship is one year from substantial completion.</p>
33	RFI Response Pending.
34	<p>Question: The elevator specifications have no mention of any existing machine work, motor, governor, hoist ropes, etc. Is the intent to retain and reuse the existing 'as-is'?</p> <p>Document Reference: Spec Sec 14 22 10</p> <p>Answer: Provide new motor, governor, hoist ropes, etc., to modernize the elevator and extend the life of all components.</p>
35	<p>Question: We have pre-negotiated Terms & Conditions with PCL Construction and existing pre-negotiated preventive maintenance Terms & Conditions with the University of California - Riverside. Our bid will be based on those. Please confirm that this will be acceptable.</p> <p>Document Reference: N/A</p> <p>Answer: Terms and conditions are to be bid as per plans and specs provided. Bid should reflect work shown in the plans and specs provided.</p>
36	<p>Question: Drawing MS-101 appears to show Temporary Water Plants, Temporary HVAC Equipment, Temporary Ductwork and Piping. Are they part of this bid?</p> <p>Document Reference: MS-101</p> <p>Answer: Yes. Temporary systems required to maintain the usability of areas that are not under construction are part of the scope of this project.</p>
37	<p>Question: Please confirm that Laboratory Exhaust Ductwork indicated as LE on the drawings has to be 316 Stainless Steel welded ductwork per Section 233113 paragraph 2.4.</p> <p>Document Reference: Spec Sec 23 31 13</p> <p>Answer: Per Spec Section 23 31 13, ductwork, fittings, and accessories for Laboratory and Fume Hood Exhaust (designated as 'LE' & 'FHE') need to be butt-welded 316 Stainless Steel.</p>
38	<p>Question: Please confirm that only two rows of backing are required for the roofing termination bar at detail A5/A-505 as shown (note says 'as required by roofing manufacturer').</p> <p>Document Reference: A-505</p> <p>Answer: Backing requirements and locations are to be coordinated with selected roofing manufacturer's requirements to provide specified warranted system. Detail A5-A-505 no longer applies to this scope.</p>

39	<p>Question: Please clarify how high the new 5/8" dens-deck at detail A5/A-505 goes, and provide a detail at the transition to the existing exterior finish.</p> <p>Document Reference: A-505</p> <p>Answer: Detail A5-A-505 no longer applies to this scope.</p>
40	<p>Question: Bid Package # 14 calls for the Acoustical Ceilings to be included. However, Addendum # 2 shows the Acoustical ceilings as BP # 15. Please confirm which scope the Acoustical ceilings are in.</p> <p>Document Reference: BP#14 Scope of Work</p> <p>Answer: Bid Package # 15 is NOT USED. The Acoustical Ceiling scope is part of Bid Package # 14.</p>
41	RFI Response Pending.
42	<p>Question: Please confirm that patching the existing walls per note A95 on RCP drawings AC-101A through AC-104A is part of ALT. # 5 and no patching is included for these walls in the base bid.</p> <p>Document Reference: AC-101A through AC-104A</p> <p>Answer: Confirmed.</p>
43	<p>Question: Please confirm ALT. # 5 is only demo of ACT ceilings and no new ceilings are included.</p> <p>Document Reference: N/A</p> <p>Answer: Confirmed.</p>
44	<p>Question: Please clarify the scope-of-work for Bid Package # 14 (Framing & Drywall) where there are existing ducts being removed and new ducts being added. Is there any patching of the corridor walls required? If patching of the corridor walls is required at mechanical ducts (new and removed) please provide a detail on how to frame and patch these walls.</p> <p>Document Reference: N/A</p> <p>Answer: Yes - patching will be required. Please refer to the Mechanical drawings for sizes of ducts being removed and sizes of new ductwork. Match existing wall construction.</p>
45 -70	RFI Responses Pending.
71	<p>Question: Is the penthouse demo for Building 'B' broken-up into three phases, or would this be completed all at once?</p> <p>Document Reference: AD-104-B</p> <p>Answer: The South Wing (B series drawings) penthouse demolition is to be completed as a single phase (all at once).</p>
72 -73	RFI Responses Pending.
74	<p>Question: Is the commissioning agent owner provided? Please advise.</p> <p>Document Reference: N/A</p> <p>Answer: The University will provide a commissioning agent who will be responsible for representing the University's interest. The GC/SUB is responsible for providing all support, meeting representation and coordination efforts necessary to complete the commissioning process.</p>
75	<p>Question: Is there a preferred/proprietary Fire Alarm vendor on this project or for the campus?</p> <p>Document Reference: N/A</p>

	<p>Answer: Please see specification 28 31 13 1.3 for Systems Description and requirements. The campus does not have a preferred installer.</p>
76	RFI Response Pending.
77	<p>Question: For the secondary feeder from the transformer, Drawing ES-101 Keynote #14 conflicts with Drawing E-602 Feeder Schedule as to size and quantity of conductors and conduit. Please clarify which conduit and conductor size and quantity is needed.</p> <p>Document Reference: ES-101; E-602</p> <p>Answer: Drawing E-602 should be used along with the feeder schedule on E-701.</p>
78	<p>Question: Drawing ES-101 refers to Ductbank detail #1/EP-501 and detail #2/EP-501. These ductbank details on Drawing EP-501 both show more conduits than what are being called for on Drawing ES-101. Please clarify if we should use only the number of conduits called for on Drawing ES-101, or if we should add in the additional conduits shown on each ductbank detail found on Drawing EP-501?</p> <p>Document Reference: ES-101; EP-501</p> <p>Answer: Add the additional conduits shown on drawing EP-501 as spare.</p>
79	<p>Question: Please confirm that BIM needs to cover any conduit 1" or larger. Will it also need to cover any grouping of smaller conduits?</p> <p>Document Reference: 08i - BIM Execution Plan</p> <p>Answer: Confirmed. Yes.</p>
80	<p>Question: The new switchgear needs to make it down to the basement. What are the dimensions of the elevator? What is the weight capacity of the elevator?</p> <p>Document Reference: N/A</p> <p>Answer: The weight capacity of the existing elevator is 2500 lbs. Its interior dimensions are 58-1/2" wide x 61" deep x 90" high. The door size is 42" wide x 84" high.</p>
81	<p>Question: Drawings E-604 & E-605 appear to show new switchgear and feeders. Please provide locations and panel schedules for this switchgear.</p> <p>Document Reference: E-504; E-605</p> <p>Answer: Please see response to RFI # 30.</p>
82	<p>Question: Drawing E-604 Keynote #1 calls for a 12kv feeder from the 4-way Switch to the new Service Entrance Unit Substation. The site drawing ES-101 does not show this conduit and feeder cable. Does this conduit and feeder need to be included with the scope found on Drawing ES-101?</p> <p>Document Reference: E-604; ES-101</p> <p>Answer: Please see response to RFI # 30.</p>
83	<p>Question: All Air Terminal Units per Schedule have Hot Water Reheat Coils. Floor plans do not show HHW Piping serving these Coils. Please advise.</p> <p>Document Reference: M-703</p> <p>Answer: Mechanical run-out piping, off of the floor branch piping, shall be provided as required to supply terminal reheat as/where applicable for the new installation. Refer to RFI # 63.</p>
84	<p>Question: Please clarify size(s) of fume hood ductwork.</p>

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	<p>Document Reference: M-703</p> <p>Answer: Fume hood exhaust (FHE) duct sizes shall be per the "RUNOUT DIA" for the applicable unit within the AIR TERMINAL UNIT SCHEDULE.</p>
85	<p>Question: General Note 'H' on floor plans calls to provide fire wrap exhaust duct penetrated fire-rated partition, but nothing shown.</p> <p>Document Reference: Mechanical Floor Plans</p> <p>Answer: General Note H for fire wrap applies to each and every FHE ducting route through the 2-HR mechanical chase walls, where FSD's cannot be provided within a "hazardous" exhaust. Contractor has option in providing an alternate SFM / UL pre-approved method for retaining the penetration protection.</p>
86	<p>Question: There is no scope provided or called for in Alternate #2, but the drawings (EP-103 & E-603) call for an Alternate #2 pricing. Do you want this Alternate #2 included in Base Bid? Or excluded?</p> <p>Document Reference: EP-103; E-603</p> <p>Answer: Alternate # 2 is NOT USED. It should not be included in your pricing.</p>
87	<p>Question: Mechanical drawing sheets M-804 & M-601, Airflow Diagram, and laboratory exhaust control diagram, show bypass damper for exhaust fan system. However, sheet M-104-B – Roof Plan – does not show the bypass damper. Please clarify if the bypass damper is required.</p> <p>Document Reference: M-601; M-804; M-104-B</p> <p>Answer: Fume hood exhaust system air-bleed bypass damper assembly is required.</p>

- END OF ADDENDUM NO. 5 -

ADVERTISEMENT FOR BIDS/PROPOSALS



A. PROJECT BACKGROUND

Batchelor Hall was completed in 1965 and was designed to provide maximum usability and flexibility per design standards current at that time. The four-story building frames the northeast corner of a quadrangle formed at the intersection of Eucalyptus and Science walks. Batchelor Hall currently houses the Institute of Integrative Genomic Biology, Department of Botany and Plant Sciences, Life Sciences Graduate Student Advising Office and Student Academic Affairs under the College of Natural and Agricultural Sciences (CNAS).

The building has remained substantially unchanged and currently houses an equipment core which is inefficient and lacks the recourse necessary for modern research. The building's utility infrastructure systems have reached the end of their service lives and in many cases the systems have become obsolete and exist in poor condition. The Batchelor Hall Renewal project will replace and/or upgrade the building Mechanical, Plumbing, Electrical, Conveyance, and Fire Protection systems, and perform other building modifications necessary to support those improvements.

B. PROJECT DESCRIPTION

The Batchelor Hall Renewal project focuses on the replacement of the core building systems. The project scope breakdown includes:

- Heating and cooling systems;
- Ventilation systems;
- Energy management systems;

- Primary and emergency electrical systems;
- Fire alarm and protection systems;
- De-ionized water and reverse osmosis systems;
- Hazardous materials abatement;
- Connection of building to standby generator;
- Upgrade of existing elevator (Alternate);
- Installation of fire sprinklers in corridors (Alternate); and,
- Placement of standby power panels on each level.

In order to allow occupancy and research in the building to continue during construction, the project will be divided into approximately four phases as will be determined by the University in working in cooperation with PCL Construction Services, Inc.

The University has contracted with HDR Architects to develop the construction documents which will be utilized on the project.

The University has also awarded a CM at Risk contract to PCL Construction Services, Inc. (hereafter 'CM/Contractor'), who will be responsible for bidding and awarding all subcontractor bid packages, including this one. The successful subcontractor bidder shall sign a subcontract agreement directly with the CM/Contractor and shall be bound by all the terms of the contract between the University and the CM/Contractor (attached as part of the bid documents and incorporated by this reference).

The campus' proposed phased schedule anticipates that construction will commence in the first quarter of 2021, with anticipated construction completion in the second quarter of 2023.

The total anticipated Project Construction Budget is \$14,067,474.

C. BID PACKAGES

The Bid Packages for this project include the following:

- **Bid Package # 01** – Heating, Ventilating, & Air-Conditioning: Estimated cost = \$5,490,000; CSLB License requirement: C-20 'Warm -Air, Heating, Ventilating, & Air-Conditioning Contractor'. *Only pre-qualified Bidders are allowed to submit bids for Bid Package # 01. (See list below.)*
- **Bid Package # 02** – Plumbing: Estimated cost = \$1,884,000; CSLB License requirement: C-36 'Plumbing Contractor'. *Only pre-qualified Bidders are allowed to submit bids for Bid Package # 02. (See list below.)*
- **Bid Package # 03** – Fire Protection (Alternate # 5): Estimated cost = \$855,000; CSLB License requirement: C-16 'Fire Protection Contractor'.
- **Bid Package # 04** – Electrical & Low Voltage: Estimated cost = \$5,348,000; CSLB License requirement: C-10 'Electrical Contractor' & C-7 'Low Voltage Systems Contractor'. *Only pre-qualified Bidders are allowed to submit bids for Bid Package # 04. (See list below.)*

- Bid Package # 05 – Demolition & Abatement: Estimated cost = \$825,000; CSLB License requirement: C-21 ‘Demolition Contractor’ & C-22 ‘Asbestos Abatement Contractor’; also ASB & HAZ certifications as required.
- ~~Bid Package # 06 – Cast In-Place Concrete & Reinforcing Steel: Estimated cost – \$453,000; CSLB License requirement: C-8 ‘Concrete Contractor’ & C-50 ‘Reinforcing Steel Contractor’.~~ **NOT USED – Delete from this bid. Please monitor <https://pdc.ucr.edu/business-opportunities/contractors> for the subsequent bid opportunity.**
- Bid Package # 07 – Structural Steel / Misc. Metals: Estimated cost = \$200,000; CSLB License requirement: C-51 ‘Structural Steel Contractor’.
- ~~Bid Package # 08 – Metal Decking~~ NOT USED – See Bid Package # 07.
- ~~Bid Package # 09 – Metal Stairs & Railings~~ NOT USED – See Bid Package # 07.
- Bid Package # 10 – Roofing & Waterproofing: Estimated cost = \$642,000; CSLB License requirement: C-39 ‘Roofing Contractor’.
- Bid Package # 11 – Flashing & Sheet Metal: Estimated cost = \$110,000; CSLB License requirement: C-43 ‘Sheet Metal Contractor’.
- ~~Bid Package # 12 – Caulking & Sealants~~ NOT USED
- Bid Package # 13 – Doors, Frames, & Hardware: Estimated cost = \$56,000; CSLB License requirement: C-28 ‘Lock & Security Equipment Contractor’.
- Bid Package # 14 – Drywall & Metal Framing: Estimated cost = \$372,000; CSLB License requirement: C-9 ‘Drywall Contractor’.
- ~~Bid Package # 15 – Acoustic Ceilings: Estimated cost = \$15,000; CSLB License requirement: C-2 ‘Insulation & Acoustical Contractor’.~~ **NOT USED – See Bid Package # 14.**
- Bid Package # 16 – Resilient Flooring: Estimated cost = \$10,000; CSLB License requirement: C-15 ‘Flooring & Floor Covering Contractor’.
- Bid Package # 17 – Painting: Estimated cost = \$200,000; CSLB License requirement: C-33 ‘Painting & Decorating Contractor’.
- Bid Package # 18 – Signage: Estimated cost = \$25,000; CSLB License requirement: C-45 ‘Sign Contractor’.
- Bid Package # 19 – Lab Equipment & Casework: Estimated cost = \$110,000; CSLB License requirement: C-61/D-34 ‘Prefabricated Equipment Contractor’.
- Bid Package # 20 – Elevator Modernization (Alternate # 3): Estimated cost = \$750,000; CSLB License requirement: C-11 ‘Elevator Contractor’.

The successful Bidder will be required to have their listed California CSLB license current and active at the time of submission of the Bid.

The following subcontractors have been prequalified for the respective bid packages and only prequalified subcontractors may bid for the below listed packages:

Bid Package 01 – HVAC

- A.O. Reed & Company
- Alpha Mechanical, Inc.

- Circulating Air, Inc.
- Critchfield Mechanical
- Pan Pacific Mechanical
- PPC Air Conditioning, Inc.
- University Mechanical & Engineering Contractors, Inc.
- Xcel Mechanical Systems

Bid Package O2 – Plumbing

- A.O. Reed & Company
- Alpha Mechanical, Inc.
- Pan Pacific Mechanical
- Plumbing, Piping, & Construction, Inc.
- University Mechanical & Engineering Contractors, Inc.

Bid Package O4 – Electrical

- A.J. Kirkwood & Associates, Inc.
- Baker Electric, Inc.
- Circle City Electric, Inc.
- Morrow-Meadows Corp.
- Stronghold Engineering, Inc.

Refer to the individual Bid Packages for specific scope information.

D. SUBCONTRACTOR SELECTION PROCESS

~~Sealed~~ *Electronic* bids for a lump-sum subcontract are invited from subcontractors (hereinafter “Subcontractors”) for the following work:

UCR Batchelor Hall Renewal
UCR Project Number 950464-950531
University of California, Riverside

BID SCHEDULE: On, Thursday, ~~January 21, 2021~~ February 4th at 10:00 AM, bid documents will be available to intending subcontractor bidders and will be issued (electronically) at no cost at:

PCL Construction Services, Inc.
655 N. Central Avenue., Suite 1600
Glendale, CA 91203
818-246-3481

MANDATORY PRE-BID CONFERENCE: A mandatory (virtual) Pre-Bid Conference (via Zoom) will be conducted on Friday, ~~February 5, 2021~~ February 12, 2021, beginning promptly at 10:00 AM. *Additional* conference details/information will be provided with the Bid Packages. Only Subcontractor bidders who participate in the Conference in its entirety will be allowed to bid on the Project as subcontractors. Participants must log-in/join at or before the specified time. Persons logging-in/joining later than said time will not be allowed to

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submit bids as subcontractors. For further information, contact ~~Manny Zabat~~ Tim Joyce, Project Manager at ~~mgzabat@pcl.com~~ tjoyce@pcl.com or 818-246-3481.

Please register in advance for the Zoom meeting at the link below:
<https://zoom.us/join/zoom/register/UCrdu-urD4jG92c6uCTJ2aAkSSMTWi1Inq>

ADDITIONAL PRE-BID CONFERENCE: An additional Pre-Bid Conference (via Zoom) will be conducted on Monday, February 22, 2021, beginning promptly at 10:00 AM. This additional conference is mandatory for those who missed the first Pre-Bid Conference on February 12, 2021. Bidder firms that attended the first conference do NOT need to attend this one.

Please click on this link to attend the meeting:
<https://zoom.us/j/96316720524?pwd=S21FRnhiQ0lyY1c0UWYyVWY4N1UzQT09> [zoom.us]

(Meeting ID: 963 1672 0524; Passcode: 502848)
One tap mobile
+16699006833,,96316720524#,,,,*502848# US (San Jose)
+12532158782,,96316720524#,,,,*502848# US (Tacoma)

JOBWALKS: Due to restrictions related to the current COVID-19 pandemic, jobwalks will be conducted by appointment only between ~~February 5th and February 12th~~ February 16th and February 19th, 2021. Participants will be limited to two persons per subcontractor/bidder and may be grouped with other bidders for the same Bid Package. Additional details will be provided with the Bid Package documents and at the Pre-Bid Conference. Jobwalks will be limited to ten (10) total participants per group. Contact Manny Zabat, Project Manager, at mgzabat@pcl.com to schedule a site visit on one of the dates and times listed below; first come, first served.

- Tue., 2/16/2021: 9:00 AM; 10:30 AM; & 1:30 PM;
- Wed., 2/17/2021: 9:00 AM; 10:30 AM; & 1:30 PM;
- Thu., 2/18/2021: 9:00 AM; 10:30 AM; & 1:30 PM; and,
- Fri., 2/19/2021: 9:00 AM (if necessary) & 10:30 AM (if necessary).

Please do not visit or walk around the site on your own.

PLEASE NOTE:

1. Attendees for the Pre-Bid Conference and Jobwalk should be a staff member of the subcontractors' firm who will be actively involved in responding to this request for proposals.
2. Attendees are advised that time be allocated to secure parking. (Attendees are responsible for their own parking. Visit <https://transportation.ucr.edu/visitor-parking> for more information.) Attendees must allow ample time to drive to the above location (allowing for traffic), find a parking space, walk to the building, clear building security (as applicable), and arrive at the designated Meeting Room or area prior to the required time. It is currently anticipated that each Jobwalk will take 45 – 60 minutes.

RFI PROCEDURES: Any questions related to the bid and/or bid documents must be submitted in the form of an RFI (Request for Information) and e-mailed to Manny Zabat, Project Manager, at mgzabat@pcl.com.

The deadline for RFI submissions is ~~Tuesday, February 16, 2021~~ ~~Thursday, February 25, 2021~~ Thursday, March 4, 2021 at 3:00 PM.

Firms intending to submit proposals for this project are asked to confirm their intent to do so by e-mailing a written statement or 'Notice of Intent' to Tim Joyce (tjoyce@pcl.com) by 2:00 PM on ~~Thursday, February 11, Friday, February 26th~~ Friday, March 5, 2021; please include the project name on the subject line of your e-mail.

PROPOSAL DEADLINE: Due to the current COVID-19 pandemic, only electronic (e-mail) bid submittals will be accepted. Hard-copy, facsimile, or telegraphic bid submissions are invalid and will not be accepted. Each bidder's completed Bid Form and associated documents must be received at mgzabat@pcl.com on or before ~~Thursday, February 25, 2021~~ ~~Tuesday, March 9, 2021~~ Tuesday, March 16, 2021 at 2:00 PM. Only the UCR/PCL Bid Form (and associated documents) issued with the bid package will be accepted. Bids will be opened immediately after the expiration of the proposal deadline and results will be posted once all documents have been reviewed. Bid Security in the amount of 10% of the Bid shall accompany each Bid. The surety issuing the Bid Bond shall be, on the Bid Deadline, an admitted surety insurer (as defined in California Code of Civil Procedure Section 995.120). *Hard copies of the Bid Form and the Bid Bond must be delivered to PCL within 48 hours of announcing who the apparent low bidder is for those respective bids .*

UCR and PCL Construction Services, Inc. reserve the right to reject any or all bids and to waive non-material irregularities in any proposal received.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with PCL Construction Services, Inc. within the limits imposed by law or University policy. Each bidder may be required to show evidence of its equal employment opportunity policy. The successful Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage at the location of the work.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Bid for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful Bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as \$13 per hour as of 10/1/15, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

The award of this project requires that all workers employed on the site be paid not less than the specific prevailing wage rates, as predetermined by the Department of Industrial Relations (reference DIR Project ID 288824 for the UCR Batchelor Hall Renewal project). The California prevailing wage determination index for this project is: 2019-1.

Bidder agrees that every contractor and subcontractors at every tier will use a skilled and trained workforce, meaning all workers in an apprenticeable occupation in the building and construction trades meaning either skilled journeypersons or apprentices registered in a program approved by the Chief of the Division of Apprenticeship Standards of the Department of Industrial Relations (“Chief”) and in compliance with the following provisions:

For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation.

For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation.

The requirements above shall not apply to work performed in the following occupations: acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, teamster, terrazzo worker or finisher, and tile layer, setter, or finisher.

Apprenticeable occupations without Chief-approved apprenticeship programs prior to January 1, 1995 may satisfy the above thresholds with up to 50 percent skilled journeypersons who worked in those occupations before the Chief approved of an apprenticeship program.

The apprenticeship graduation percentage requirements above are considered met if, in a calendar month, at least the percentage of skilled journeypersons meet the graduation percentage requirement, or the percentage of hours performed by skilled journeypersons meeting the graduation requirement is at least equal the required graduation percentage.

The apprenticeship graduation percentage requirements do not need to be met if, during the calendar month, skilled journeypersons perform fewer than 10 hours of work on the contract.

A subcontractor does not need to meet apprenticeship graduation percentage requirements if the subcontractor is not a listed subcontractor under California Public Contract Code Section 4104 or a substitute, and the subcontractor agreement does not exceed one-half of 1 percent of the price of the prime contract.

- END ADVERTISEMENT FOR BIDS -

Dates of Advertisement: January 8, 2021 – January 22, 2021

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