



CITY OF MARYSVILLE

**PUBLIC WORK DEPARTMENT**

YUBA COUNTY CALIFORNIA

## **Addendum #4**

**REQUEST FOR QUALIFICATION & PROPOSALS**

for

**DESIGN BUILD SERVICES**

**CITY HALL ROOF & HVAC REPLACEMENT**

Dated: September 20, 2024

**CITY OF MARYSVILLE**

**ADDENDUM #4 TO CITY HALL ROOF & HVAC REPLACEMENT**

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**Request for Information (RFI) and Responses**

1. Purpose: This addendum serves to incorporate all Requests for Information (RFIs) and their corresponding responses into the Request for Proposal (RFP) documentation for the REQUEST FOR QUALIFICATION & PROPOSALS for DESIGN BUILD SERVICES - CITY HALL ROOF & HVAC REPLACEMENT project.
2. Incorporation into RFP: All RFIs and their responses are hereby incorporated into the RFP as if originally included. Bidders are required to acknowledge receipt of this addendum and consider all RFI responses in their proposal submissions.
3. Acknowledgment: Bidders must acknowledge receipt of this addendum and all RFI responses by signing and returning the attached acknowledgment below with their proposal submission.

**Addendum Acknowledgment:**

**I, the undersigned, acknowledge receipt of Addendum No. 4, including all RFIs and responses, and have considered these in the preparation of our proposal for this Project.**

**Company Name:** \_\_\_\_\_

**Authorized Representative:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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## Marysville City Hall HVAC and Roofing Project - RFI's

RFI #	QUESTION	ANSWER
1	Has a hazardous materials inspection been completed for areas of construction including roofing, insulation and HVAC? If not, should it be excluded from the proposal or handled as an alternate for testing and/or abatement and removal?	No a hazardous material inspection has not been completed, however the owner will contract with a testing company, the results will be provided to the awarded contractor.
2	Please clarify the scope regarding the radio tower on top of PD building. Will it be removed and re-installed? Will owner handle disconnecting of cabling, electrical, communications? Please advise.	GC is responsible for removing and replacing the tower as needed to safely perform the work.
3	Will HVAC scope be limited to rooftop only work regarding ducting?	GC is responsible for rerouting all duct work as needed, whether internal or external, to bring the system up to code requirements and/or design requirements.
4	Flashing at perimeter of parapet is in poor shape. Will you consider wrapping replacement TPO materials up the parapet wall to top of cap to create a singular membrane?	Yes, present as an alternate price, it must not be visible from the street.
5	At first glance, this project is 3 to 4 times the engineered estimate of \$175,000. Is your budget capable of accommodating these expenses?	This is a competitive bidding process, where all proposals will be evaluated. The City will receive all bids and either award to the lowest responsive and responsible bid, reject all bids, or award otherwise award the contract based on City purchasing policies. The City encourages all competitive bids.
6	Can there be a bid extension?	Yes, bid has been extended to Thursday, September 26.
7	Are new disconnects expected to be on each unit, or can existing-good condition disconnects remain?	Yes, existing disconnects can remain if they are in good working condition.
8	Is a bid bond required? If so, please provide necessary bond forms for our sureties to complete	Yes, the Bid Security form is contained in the bid packet. Paragraph 6. of Page 1-2 states: " <i>Bid Security: Each proposal must be accompanied by a Bid Security in the form of a cashier's check, certified check, or Bid bond executed on the prescribed form, in an amount not less than ten percent (10%) of the total Bid price payable to the City of Marysville.</i> "

9	Who will be responsible for any Mechanical/Electrical/Structural related engineering, permits and/or plan check fees, as well as an inspector?	This is a design build. The GC will be responsible for all items described in the question.
10	Will structural design and review be required or new curbs?	This is a design build project, the GC will be hiring all design team professionals to complete the project.
11	Please provide directions on whether a contingency should be included for cases such as manufacturer delays, shipping delays, manufacturer price increases, pandemic closures, unforeseen site conditions, etc.	The inclusion of a contingency is at the GC's discretion and should be included in their proposal.
12	Is full title 24 read and reports required?	Yes, if required to meet permitting requirements.
13	Is duct cleaning or pressure testing of existing required?	Duct cleaning is not required. Testing will be required to meet all code requirements.
14	Is pre and post air balance of complete air distribution of ductwork required?	Yes, a post air balance report is required.
15	Are as builts available?	No
16	Is it the intention where € packaged unit are removed, to reuse existing curbs?	Curbs will likely need to be replaced to meet the minimum height requirements.
17	Who is IOR or are we to coordinate with local building department for permits and inspections?	GC will be coordinating with the local building department and inspector.
18	Clarify all work to be done is during straight time, including all craning and rigging of equipment.	GC to determine if work is to be performed during strait time. The building will be occupied during the construction. Contractor is responsible for ensuring heating/cooling is in place during construction. Office hours for the City Hall portion of the building are generally 7:30 AM- 5:00 PM, with City Council and Planning commission meetings scheduled approximately every other week. Hours for the police department is 24-7. Note that police dispatch server rooms and EOC server rooms must be cooled and operational 24-7. They are serviced by dedicated split systems.. Contractor will be required to coordinate with the City.
19	Will the building still be occupied during construction phase?	Yes, contractor will need to coordinate with City on occupied spaces that will be affected.

20	What is the acceptable downtime for piece of equipment?	Two weeks with temporary cooling in place. 24 hours if no cooling is in place.
21	Is temporary cooling required? If so please provide tonnage of cooling needed.	Yes, temporary cooling will be required to provide sufficient cooling of office space per OSHA requirements.
22	Will contractor laydown and staging area be provided onsite?	No
23	Is it the contractor's responsibility to provide temporary Facilities I.E. portable restrooms? Temp heating or cooling?	Yes, portable restrooms for contractor employees must be provided. Temporary heating must be provided for City personnel in affected occupancies.
24	Is new lineset required for split systems?	Possibly, this is a design build project, the GC will need to coordinate with their design team.
25	Will current electrical infrastructure I.E., breakers, wire sizing, conduit, be sufficient to handle new equipment loads?	Possibly, this is a design build project, the GC will need to coordinate with their design team.
26	Has there been a hazmat report done on this site? If so, please provide report	No a hazardous material inspection has not been completed, however the owner will contract with a testing company, the results will be provided to the awarded contractor.
27	What is the requirement for service clearances for new units?	The GC will need to coordinate with the design team, building inspector to ensure compliance to relevant codes.
28	Is the contractor required to participate in liquidated damages, if so, what is the exact date that liquidated damages will start?	Liquidated damages will be negotiated with the successful bidder.
29	If equipment or material are delayed, will the start date of LD's be extended?	To be negotiated with the successful bidder.
30	Please provide anticipated construction schedule.	The project will begin upon execution of the contract with the City, which is anticipated to be mid-October. The construction phase is expected to end by June 1 of 2025.
31	Will temporary stairs or scaffolding be required for this project? Or is access for city hall through board room window only?	Limited access will be provided through the City Hall building. If access through City Hall is needed, then floor and wall protection will be required from the contractor. All materials will be placed on the roof from the exterior of the building.
32	Can you please define parapet repair and also where does new TPO roofing end on parapet wall?	The design intent is that waterproofing be achieved. (See Garland Report, Attachment 2 of RFP)

33	What date and time will the mandatory pre bid site walk be held?	There will not be a mandatory pre-bid site walk. An addendum was issued announcing a voluntary site walk that occurred on 9/13/14.
34	Will Trane equipment be acceptable by the city for these replacements?	Specified equipment is Carrier or Bryant. Proposer may submit specifications for other brands as alternatives.. City will verify that the proposed units are equivalent.
35	Please clarify your new roof system selection as Garland Kee-Stone or Carlisle Sure-Weld?	The preferred selection for the roof system is Garland Kee-Stone, however the City will consider City-approved equals.
36	Please confirm the new roof system warranty as 20 year NDL, or other, please specify?	Yes, 20 year NDL.