

Question Log #3

December 1, 2017



#	Reference/ Discipline	Bidder Question	Company Response
1	Subcontractors	Does Company have a preferred plan room in the area that would be recommended?	To be discussed during pre-construction meeting.
2	Arch	What are the signage specifications for SoCalGas Company (i.e. applicable materials, sizes, thickness, ADA if required, colors)?	See 5 and 20/A-7.2.1 for restroom signages. See attached for "Designated Smoking Area" and "No Smoking Within 25' of Doorway" signs.
3	Arch	Please provide a specification section for the asphalt paving.	Refer to sheet C100 "Asphalt Concrete Paving Notes." The section is 4" asphalt concrete pavement over 7" class II crushed aggregate base per the specified notes. Recycled or crushed miscellaneous base is not allowed due to the Gas Co. environmental restrictions.
4	Arch	Regarding the fabric-wrapped ceiling baffles, please provide additional information and/or specification section. Is there a specified manufacturer? How do we dictate which of the two colors to use; 50% of each? How do we figure spacing along the radius soffits in 'Open Office 107' and up against the angled storefront in 'Lobby 153 and 157'?	See Addendum No. 3 on Sheet A-10.1.0. For color placement, see Reference Note 13/A-10.1.1 which calls for C-6A in open office, and C-6B in Hallways.
5	Arch	Are the subcontractors to the GC required to register with ISN or is this for the GC only?	Subcontractors to the GC are not required to register with ISN at this time.
6	Arch	Are the subcontractors to the GC required to register with Golden Shovel prior to bidding?	General Contractor and all subcontractors required to excavate shall be certified with Golden Shovel during the course of underground activities.
7	Arch	Is the GC responsible for furnishing the residential appliances? If so, please provide make and model.	All Appliances in Breakrooms to be provided by GC. See Responses under Item #11 under Question Log 1.
8	Arch	Is specification section 10223 Automatic Vertical Retractable Acoustical Wall applicable to this job? If so, please identify where on the plans. The only acoustical walls shown are sliding doors by Modernfold. Please clarify.	Correct. There is no "Vertical Retractable Acoustic Walls".
9	Arch	Please identify where the Water Repellents/ Anti-Graffiti Sealer (spec 17190) is to be applied and up to what height.	Apply at exterior surfaces of CMU boundary walls.
10	Arch	Is the Latex Vapor Barrier (spec 07261) to be applied at all slab on grade? Which buildings?	Provide 15-mil polyolefin vapor barrier at the Main, Storage, and Garage buildings.
11	Arch	There are a number of items on the site plan such as covered storage, property fence, and automatic sliding gate that are identified as "under separate permit." Is the GC responsible for these items? Please clarify.	These items are under permits separate from the 3 buildings. Plans have been submitted and are under review. GC is responsible for their construction.
12	Arch	Please provide additional info/ specification on the fiberglass infill panel as shown on detail 25 on A-1.1.6	Fiberglass infill panel to be McNichols, Product No: F241111W4L

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13	Arch	Please clarify how high the metal stud framing is to go for wall types A through F.	A-See detail 15/A-4.2.1 for height of furred framing at exterior conc. tilt-up walls. B-Load Bearing Walls goes up to underside of roof framing/deck. See S-2.2A & S-3.7. C-Framing goes 6" above ceiling where occurs. See 24/A-7.1.2 D-Framing goes 6" above ceiling where occurs. See 24/A-7.1.2 E-Wall Legend, "TYPE-E"/A-2.1.1 States partition is 4'-0" Tall. F-See Detail 25/A-7.1.2
14	Arch	Is the GC required to include the cost of the Makai Solutions equipment in our proposal?	Please see note on 5/A-2.1.2.
15	Arch	Structural Steel note 11 on S-1.0 states that all structural steel not embedded in concrete is to be galvanized. Is this correct? Can all the steel be delivered with universal shop prime?	No, Not all steel is Galv. See Specs for Shop Prime and Finish.
16	Legal	Please confirm this project has no liquidated damages.	Company reserves the right to seek any remedy permitted by law.
17	Supply Management	Please provide missing submittal documents for all Schedules with "Response Required" as stated on page 9 of the RFP.	The DBE Goal Form has already been uploaded into Power Advocate with Question Log 2. To clarify on the SOW, Bidders are required to review the Statement of Work attached as Schedule A. Based on the information learned from this RFP, bidder's conference, questions and answers, Bidder is required to respond with its own fully comprehensive SOW including, but not limited to, deliverables, detailed project plan, project timeline, technologies proposed, fee structure, etc.
18	Insurance	Deductibles: Contractor shall be solely responsible for any deductible/ self-insured retention. If this means the GC is responsible for Company's deductibles, then we need to know what those deductibles are.	The intent is for the GC to be responsible for their deductibles within the insurance they are required to carry. GC's are not responsible for Company deductibles.
19	Insurance	Does Cyber Risk Liability apply to this project?	Cyber Risk Liability is not necessary/ applicable.
20	Insurance	Excess/ Umbrella: Does the \$25M per occurrence in excess of underlying insurance apply to this project?	Yes.

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21	Arch	Please provide make and model for the uniform rack (reference note 33) on A-6.1.1.	Uniform Rack is to be provided by SoCalGas' Vendor.
22	Arch	What is the status of the permit? This is important considering Company's target completion date of January 2019.	Plans were resubmitted for review on 11/22/17. This will take about 4 weeks. A biological survey (not by GC) needs to be conducted 30 days max. prior to ground breaking activities. This survey needs to be done prior to pulling the permit.
23	Arch	Per sheet E1.04 detail 3 reference note 4: "Card readers see security drawings for requirements." Is the GC responsible for security and access control? If so, is this design-build or plan and specs? If plan and specs, please provide.	GC is responsible for providing power and infrastructure (j-box, raceway and 120VAC power). Coordinate work with Security Vendor.
24	Arch	Is the GC responsible for the SoCalGas signage as shown on A-7.3.1? If so, is there a specified vendor?	No, Signage at reception is by SoCalGas' Signage Vendor. G.C. to coordinate with vendor.
25	Arch	Please identify where 05805 Architectural Joint Systems applies on this project.	Delete Section 05805 in its entirety.
26	Elec	Referring to Specification Section 10 22 26, Modernfold Operable Partition: Please confirm that the Modernfold partitions for this project are to have a standard vinyl finish. Please also confirm that OP-03 is still be manually operated.	Modernfold partitions in the Multi Purpose Room (OP-1 & OP-2) to have Vinyl finish overall, and a "writable Surface finish from 3'-0" A.F.F. to 8'-0" A.F.F. Similar to adjacent elevation. Partition in the training room (OP-3) to be Full "Writable Surface Finish" Confirm, OP-03 is to be manually operated.
27	Elec	Sheet E0.03, Note 9 states the generator is to be 400KW but single line diagram is stating the generator to be 300KW. Please clarify which is correct.	300kW (375kVA at 0.8 PF)
28	Land	The scaling on pages L-1.1, L-1.2, L-1.3, L-2.1, L-3.1, and L-3.2 is called out for a 1-10 Scale, but we believe it might be a 1-20 scale. We are basing this of on the distance outline on the plans and then referencing those lines to the parking lot spaces. The parking lot spaces are normally around 9' wide and with a 1-10 scale as shown, it is showing around 4' wide. Please clarify the scaling of these pages.	Scale of L-1.3 is 1"=10'-0". Remaining sheets in question are 1"=20'-0"

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29	Civil	Sheet C114, Wall Details, the details are calling out for Mirafi Filter fabric wrapped around 3/4 rock and a 4" perforated drain line with 4" weep holes. There is no actual waterproofing called out being applied to the wall elevations shown. Is waterproofing going to be required? If so, please provide a revised detail calling out what product is to be used and a specific specification section for the required waterproofing.	Waterproofing is required below grade. Please refer to the addendum drawings released with the updated details and notes.
30	Arch	Regarding the composite wood panels and door finishes shown in Elevations 8B, 5A and 5B on Sheet A-6.1.4, these elevations show the same materials on the walls (composite panels) and the doors. Please clarify. Detail 5B also shows this finish on what appears to be a glass door, but we believe this is Door 56 and should be a wood door. Please clarify the door elevation shown and the finish.	Composite Wood Panel to be mounted to Wood Door, Aligned with Composite Panels mounted to Wall. Please refer to Detail 14/Sheet A8.2.2. Door on Detail 5b/A-6.1.4. is Door 56, wood door, with Composite Wood panel Applied. Please provide integrated door panic pushbar hardware, "Syntegra" By Doorsysinc.
31	Arch/ Civil	Please provide what type of block is to be used at the Garage interior walls (it is assumed to be gray precision block)	Gray Precision Block is correct.
32	Arch/ Civil	The perimeter wall shows running bond precision (smooth face) and stack bond precision above. Is this block to be colored or standard gray block? Please advise.	Perimeter Block Wall is to be a 50/50 mixture of Standard Natural Gray & Standard Warm Gray precision block. Please provide color palatte for architect's selection.
33	Civil	In the engineer's estimate for the cut/fill, was excavation for the 4" of AC over 7" class 2 base counted in the quantity's listed for the cut and fill listed on sheet C100 under "Earthworks"? It was not listed. Please clarify.	Reference sheet C100, "Earthworks" notes regarding: the estimated quantity accounts for a fill volume reduction due to: AC pavement areas-4" AC over 7" CL II CAB, Swales-8" concrete over 4" CL II CAB, Sidewalk areas-4" concrete over 4" CAB, Paver areas-5" paver section over 4" CAB, Storage Canopy/Hazmat & surround slab/Spoils bins/Storage Canopy & slab around storage building-8" concrete over 4" CAB, Storage building-7" concrete over 4" CAB, Garage building-6" concrete over 4" CAB, Admin building-5" concrete over 4" CAB
34	Arch	We are requesting the option to submit a price on alternate PVC roofing system for competitive review. Please advise if the alternate PVC roofing systems would be accepted as an equal or alternate.	There will be no alternate to the type of roofing system specified. Company prefers to remain with specified product for roofing material, Sarnafil.

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35	Arch	<p>Sheet A-4.2.1 & A-4.2.2, the wall sections are calling out, Note 20, for a 3" rigid insulation to be installed between the exterior concrete wall and interior furred wall. There are no specifications for this material. Please provide a specification for the 3" rigid insulation board and an attachment detail for how Company wants it to be installed.</p>	<p>3" rigid insulation shall be by Johns Manville, CI Max Polyiso foam insulation. Attach to concrete tilt-up with Loctite PL 300 Foamboard construction adhesive. Apply 3" wide foam tape at joints. Caulk top, bottom, and 'T' junction of boards with insulating foam sealant by Dow.</p>
36	Arch	<p>There was a clarification question submitted for the Sheet A-2.4.1 Reference Note Clarification was responded to in Question Log #1, item 10, but the answer does not appear to be correct. The attached plan note that was referred to is pointing to what appears to be conduit penetrating the exterior wall of the building. We do not think a demountable partition is being installed through the exterior wall. Can Company please take a look at this again and look at the red box marked on the drawing attached (see Sheet 2)? Please correctly label/ identify.</p>	<p>That note has been revised to from '4' to '16' under Addendum No. 1 .</p>
37	Arch	<p>The response we received for a question in Question Log 1 for the Floor Finish Specifications Needed was not complete.</p> <p>Original question: Sheet A-10.1.0, Finish Notes, Floors, F-1 calls out polished concrete, sealed concrete, and concrete with epoxy coating. There are no specification section(s) in the manual for any of these items. Please provide specifications and finishes required for each of these items.</p> <p>Original response: Room Nos. 134 to 137, 139, 141 to have sealed concrete by L&M, product: Seal Hard. Areas with "F-1A" finish to be polished concrete. Aggregate exposure: Class A (Cream), Gloss (Sheen): Level 3 (semi-polished). Contractor to provide 5'x5' mock-up for architect's approval prior to final finish.</p> <p>Follow-up: The responded answered the question for polished concrete and sealed concrete floors. It did not provide a response and/or specification for the epoxy flooring. Please provide an epoxy manufacture, color, specification, etc.</p>	<p>Concrete with Epoxy Coating is specified on Reference note 1/Sheet A-2.1.2.</p>

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38	Epoxy	On Sheet A-9.1.1 Epoxy Coating is specified for the Garage, Pump Room, and Office of the Garage Building. We could not find a product specified in the drawing package or project specification. Please provide.	Concrete with Epoxy Coating is specified on Reference note 1/Sheet A-2.1.2.
39	Flooring	The following question was submitted by our raised access floor system installer: "So Cal Gas usually requires Access Flooring with bolted stringers to hold gravity-held panels in place that have a factory-applied finish. However, the Access Flooring spec for this project calls out for bare corner-lock panels (Posilock) w/o stringers. Normally this type of system is for field-applied finishes by others Please advise if the luxury tile finish called out for the Multi-Purpose Rooms on Sheets A-10.1.0 & A-10.1.1 is to be factory-applied by us using a bolted-stringer system or field-applied by others on a bare corner-lock system."	Floor finishes at the Multi-Purpose Rooms shall be field applied on a bare corner-lock system.
40	Ceramic Tile Finishes	1) Please provide material finish for WC1-A & material size and finish for WC2-B 2) Please provide elevation drawing for note #12 on A-10.1.1 BS-2 Back splash. 3) Please provide tile specification for shower floors as F7 is too large for adequate slope. 4) Please confirm cutting sanitary top off of B4 to receive wall tile. 5) Please confirm shower tile height as notes are conflicting. 6) Please provide detail for tile finish at curbs in locker rooms. 7) Please confirm BS-1 back splash finish for break room #126	1) WC-1A Light Polished, WC2-B (15x12, standard: Combination of light polish and and unpolished) 2) See Addendum No. 1, Detail 5/Sheet A10.1.0, 3) See Addendum No. 1, Sheet A-10.1.0, F-7B IC15 SABLE BLACK 2"x2" mosaic 4) Please clarify question? 5) Shower Wainscott Height to be 8'-0" in accordance with note on A-10.1.0 6) Please refer to detail 16/A-7.2.1 7) Yes, Both Breakrooms, 125 & 126 have BS-1 Glass Tile Backsplash.
41	Fueling Island	Please Clarify the scope required of the GC regarding the Company Vehicle fueling island, Item 15 on Sheet A-1.0.2. Will the tank installer be providing and installing the dispensers and associated equipment and piping? We will need the specifications for the tanks to be installed to determine the excavation costs associated with its installation.	Excavation, fueling pipelines and all related components, backfilling, will be by Owner's Vendor. GC to coordinate work.
42	Mezzanine Staircase	Note 20 on Sheet A-2.1.2: The source noted on the drawing has requested a better detail showing the desired Lapeyre Stair desired. The only information we could find was the limited details shown on sheets A-2.1.2, A-4.1.2 and S-2.1B.	Attached is for your reference. The angle of the stairs shall be 56 degrees as noted on sheet A-2.1.2. Please liaise with contact provided under Reference Note #20 of the same sheet.

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43	General	Per Specification Section 01300b - LEED Requirements, Paragraph A.1, it states "Project to obtain LEED - Certified OR Silver OR Gold OR Platinum." Please clarify the level of LEED required.	Schedule A, Statement of Work, Section IV, Item 1, indicates "Platinum" for LEED. WELL level is "GOLD" certification.
44	General	Is a Bid Bond required for the project?	No.
45	General	Is the project to be based on union, prevailing wages or non-prevailing wages?	Gas Company is not signatory with any trade unions, therefore project does not require union labor or prevailing wages.
46	Arch	Per specification section 09677, Paragraph 1.01-B states "If testing reveals conditions that are not satisfactory to the flooring manufacturer, a topical moisture deterrent (specified in Section 09676) shall be applied." Can an allowance be provided for this scope since it is unknown if the flooring will require it? Please provide Section 09676 for reference.	Provide \$20,000 allowance.
47	Safety	Per specification section 01440, Paragraph 1.05-B.1, states "Contractor's Project Safety Supervisor shall make thorough daily safety inspections of the worksite and immediately act to eliminate unsafe acts and conditions." Will a full-time Project Safety Supervisor be required on the project? Can the Superintendent serve as the Project Safety Supervisor?	The Superintendent can serve as the Project Safety Supervisor.

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48	Roofing	<p>Section 07 54 19-B in the specifications calls for a Factory Mutual 1-90 rating.</p> <ol style="list-style-type: none"> 1. Factory mutual does not recognize EPS flute fill. 2. There are no Factory Mutual rated systems using EPS flute fill. 3. How do you want to proceed? 4. Do you want us to provide a FM rated system that is recognized? 	<p>The buildings are not insured by Factory Mutual and as such, the roof system and all all related components will not be "recognized" by Factory Mutual. For this reason and per general industry practice, specification section 075413, sub-section 1.01 B, items 1 and 3 and sub-section 1.04 C, item 1 clearly state the documents intent by indicating that the specified roof system is to meet Factory Mutual Class 1-90 (wind uplift attachment criteria). Therefore, all attachment components (adhesive, fasteners, etc.) and the rate of attachment for these components (bead, fastener spacing) must meet the wind uplift criteria (or intent) for the approved roof system manufacturer's Factory Mutual Class 1-90 system. Since there is no reference made in the specifications to meet the "Rating" or "Requirements" for an overall FM Class 1-90, only the attachment criteria is applicable.</p>