

# City of Stockton – Public Works Department

## Questions & Answers

**Project:** New City Hall Renovations and Relocation

**Location:** 501 & 5019 W Weber Avenue, Stockton CA.

### Questions & Answers No. 5 – February 24, 2022

**Q1:** General Note #1 on Sheet C-104 states that “Contractor shall refer to project geotechnical report for over-excavation requirements and subgrade compaction and backfilling.” However, Specification Section 007213 2.2.6 states that the geotechnical report is not part of the Contract Documents...and Contractor is solely responsible for its conclusions drawn from them. With that in mind, Section 5.2.3 of the soils report recommends over-excavating and re-compacting the undocumented fills at the site. Is over-excavation and re-compaction really desired under all of the new site improvements including the pump house, mechanical enclosure, AC paving, and sidewalks?

**A1:** Over-excavation, import and re-compaction should be assumed for bidding as desired per the geotechnical report. However, after removal of the pavement or concrete areas, the contractor may find that it is unnecessary in some areas of the project after proof rolling per the geotechnical report. If the contractor can prove compaction has been met, over-excavation, import and re-compaction may not be required for certain areas.

**Q2:** If yes to question 1, how deep should we figure? The depth of the over-excavation will likely vary across the site and may be problematic when encountering existing utilities and working adjacent to the existing buildings. Over-excavating will likely expose existing utilities to remain. Also, some of the new sidewalks are adjacent to the existing buildings and if we were to over-excavate these areas, underpinning of the building may be necessary.

**A2:** The suggested min is 4-feet, per the geotechnical report. Potential for underpinning is understood.

**Q3:** There is a unit price item included in the bid documents (Unit Price No. 2 – Imported Engineered Fill) – is this item to be used to cover the potential over-excavation and re-compaction described above?

**A3:** Yes.

**Q4:** Section 5.6 of the soils report discusses concrete slab on grade floor systems. Section 5.6.2.1 and 5.6.2.2 recommend placing 12” of non-expansive fill or lime treated material beneath the slab on grade floor systems. Does this apply to anywhere on the project such as at the pump house or mechanical enclosure?

**A4:** Lime treated to be 18”. The subgrade should be prepared per the Geotech report.

Q5: If yes to question 4, is 12" the recommended section of non-expansive fill? Details 5 and 6 on Sheet S-301 show what appears to be a gravel / rock / NEF section under the slab but no thickness is provided.

A5: The mentioned Section with no thickness (Detail 5&6, Sheet S-301) is 4" MIN of Class AB Compacted to at least 95% R.C. per Detail 15, Sheet S-501. The subgrade should be prepared per the geotech report as noted in detail 15/S-501 and 1/2 on S-301.

Q6: Section 5.7 of the soils report discusses exterior concrete (sidewalks). It states that the sidewalk areas shall be prepared per the recommendations in Section 5.6.2 (12" NEF or lime treated material).

A6: 12" NEF **[non-expansive fill]** or **18"** lime treated material) Subgrade shall be per the geotechnical report.

Q7: Section 5.7 of the soils report discusses exterior concrete (sidewalks). Sheet C-104 of the Drawings show 4" of base rock under the sidewalks and 8" under the Marina concrete. Is this the desired section or do we need to beef up the section or use NEF / lime treated material to achieve the 12" section per the soils report?

A7: The pedestrian concrete (6"/4") and the Marina Concrete (7"/6") will be placed over the 12" NEF or 18" Lime treated material, per the geotechnical report. The AB will not be counted as part of the NEF.

Q8: Division 28 (security), and past RFI responses state that the Aperio wireless locksets indicated for access control doors above the ground levels of each building should come under the scope of the security systems integrator. Since acquiring and installing these locksets is more suited to the scope of a locksmith, why aren't these systems assigned to the door SOW in Division 8? The Aperio locks, which are specialized, can be integrated into the head end of an access control system, but the locks and their installation are more appropriately designated for the door contractor, which has to produce the other locking hardware anyway. Can you reassign this scope to the door section and remove from Division 28 (except for integration into the chosen access control head end system)?

A8: GC is responsible for identifying which of their trades will perform the work. Per specifications, there will need to be a certified integrator to order and install the Aperio locksets as well as program them. This typically would be a different sub-contractor than door / hardware and access control integrator.

Q9: For the fire alarm systems, should the horn/strobes be installed on the walls or ceilings? We did not find any clarifications in previous documents regarding this.

A9: This question was answered in Q&A No. 4 issued on 02/15. See A18. Response again: Fire alarm system has to meet all codes. No preference on ceiling or wall.

Q10: Spec section 32 31 19 (Decorative metal fences), sub section 2.03 states the fence panels are to be 7 feet high by 6 feet long maximum. However below that it states posts are spaced @ 10 feet o.c. max. City of Stockton Detail M-6 also indicates the fence panels are 10' O.C. Please clarify the maximum length of the fence panels.

A10: Post spacing to be 10' o.c. max per City standard details. Height will be revised to 8'-0" to match existing fence height with press pointed final top. Revisions will be made in next LOC, pending release.

Q11: Specification Section 12 61 00 – Fixed Audience Seating, Part 1.01 states that the section includes; A: Fixed, upholstered audience chairs at Council Chambers, B: Removable, upholstered auditorium chairs, C: Moveable ADA, upholstered auditorium chairs. All of these chairs are shown on IF1-101, Furniture Plan, to be (N) Furniture, shown for reference only. Owner furnished owner installed. Please verify that the fixed audience seating is owner furnished owner installed.

A11: The fix audience seating is NOT owner furnished owner installed. It shall be included in the bid per architectural drawings and section 12 61 00. Interiors drawing IF1-101 will be revised in the final LOC, pending release to clarify this.

Q12: According to Note 31 of the fire alarm design notes on page 100 of the Volume 2 drawings, one fire suppression control unit panel should be provided. In the Fire protection drawings, on page 94, Note 4, they mention at those drawings to provide the panel. Is this fire suppression panel in our SOW (low voltage fire alarm in Division 28) or in the Fire sprinkler protection SOW?

A12: Revised response from what was given in Q&A No. 4 (A19). All SOW is under the General Contractor's scope of work. Fire suppression panel needs to be monitored by the fire alarm panel or able to communicate with the fire alarm panel. ~~It is our preference for the fire alarm panel and the fire suppression panel to be supplied by the same manufacturer.~~ Fire Suppression panel should be provided fire suppression sub per keyed note 4 on FP drawings, typically will not be same manufacturer as fire alarm panel.

Q13: Please confirm that it is the intent of the project that all wood doors be field finished by the finishing contractor. Q&A #3 – dated 02-01-2022. Answer 13 states "Exact finished have not been noted intentionally as they differ by floor. Contractor will match in field, after conducting finish field survey,..." This clearly states that the doors are to be field finish matched in the field. The door numbers listed in the question #13 are new wood doors. **I wanted to be clear that you are expecting the wood doors to be field finished to match the adjacent products.**

A13: GC is responsible for determining which of their subs will perform the work. Doors can be field or shop finished as long as quality and execution meets spec. This could be completed by door sub, or finish sub, or other as assigned by GC.

Q14: Wood door specification 081416 – Paragraph 1.04 Submittals. Item C talks about contractor to perform site survey and include finish details for all existing doors indicated to be touched up or refinished, and on new doors where they are indicated to match existing adjacent door finish on shop drawings. **Please confirm that the wood door shop drawings are only to state in their submittals that matching the existing finish in the field is done by others.**

A14: See response to Q13.

Q15: Wood door specification 081416 – Paragraph 2.04 – Door Facings. **In this section it has blurred the door finishing and the door facings requirements.**

A15: Clarify your question. Nothing is “blurred”. Reference complete spec posted with bid docs on City bidflash website.

Q16: Wood door specification 081416 – Paragraph 2.04 – Door Facings.: Type DF.1 – Existing – Touch-up Damaged Finish: **Please confirm that doors in this section will be worked on by the finishing contractor to complete this work. (Nothing is needed from the door contractor.)**

A16: GC is responsible for determining which of their subs will perform the work.

Q17: Wood door specification 081416 – Paragraph 2.04 – Door Facings.: Type DF.2 – Existing – Field Paint: Match existing color or existing adjacent color if existing is indeterminant. **Please confirm that doors in this section will be worked on by the finishing contractor to complete this work. (Nothing is needed from the door contractor.)**

A17: GC is responsible for determining which of their subs will perform the work.

Q18: Wood door specification 081416 – Paragraph 2.04 – Door Facings.: Type DF.3 – Veneer Facing for Transparent Finish: Match existing adjacent species and veneer grade. **Please confirm that once the existing veneer facing has been determined it will be the finishing contractor responsibility to determine the finishing that matches adjacent to complete this work. (Nothing is needed from the door contractor in dealing with the final finish of the doors.)**

A18: See response to Q13.

Q19: Wood door specification 081416 – Paragraph 2.04 – Door Facings.: Type DF.3A – Veneer Facing for Transparent Finish: Fir, veneer grade in accordance with quality standard indicated. **Please confirm that door finishing in this section will be worked on by the finishing contractor to complete this work.**

A19: GC is responsible for determining which of their subs will perform the work.

Q20: Wood door specification 081416 – Paragraph 2.04 – Door Facings.: Type DF.4 and DF.4A both state – Veneer Facing for Opaque Finish: Medium density overlay (MDO). **Please confirm that door finishing in this section will be worked on by the finishing contractor to complete this work.**

A20: GC is responsible for determining which of their subs will perform the work.

Q21: The new wood doors that noted with finish type DF3 and DF3A will require the wood door supplier to do a site survey of the adjacent wood doors and match the veneer species. The existing doors are many years old, and the existing look of an aged veneer will be different than the same veneer on a new door. **Please confirm that it is understood that the new wood door veneers will not look the same as the aged wood veneer doors even though they have the same species. The finishing contractor will need to adjust their field finish to approximate the final appearance of the new wood doors finish.**

A21: Confirmed. Understood that finish won't match exactly. Intent is to match as closely as possible for uniform appearance across floor. GC is responsible for determining which of their subs will perform the work.

Q22: LOC #4 – Item 3 “Section 08 11 13 – Hollow Metal Doors and Frames – Revise section 1.03 Submittals”. This section talks about a field survey to determine the finishing of the doors & Frames, both existing and new. It talks the contractor being responsible for identification of all existing finishes to be matched and that samples are required for each color to be used. Paragraph 2.10 – Steel Finishes tells us to include prime finished door. **Please confirm that all field survey of the existing doors to identifying the existing finishes, providing sampled for each required color, and putting those finishes into a submittal will all be done by the finish contractor. (Nothing is needed from the door contractor other than to state in their submittals that matching the existing finish in the field is done by others.)**

A22: GC is responsible for determining which of their subs will perform the work. A separate submittal with finish information and samples would be acceptable separate from door submittal. This could be completed by door sub, or finish sub, or other as assigned by GC.

Q23: Speaker Podium per B1,C1,C2,D1,D2/A-562, is calling for the Podium to lift, but based on the dimension provided, I do not know of any lift hardware that will work. we have two options, first option, the architect can specify the hardware, that will work in their design, or second, we modify the design, which would make the podium wider, and we use the hardware, we know will work. Please advise.

A23: We had lift hardware that was used in a recently built custom podium of same design which worked within our dimensions. We can assist in selecting hardware and work with casework sub under awarded GC during submittal process to make this work.