

# CAL POLY HUMBOLDT

August 11, 2023

To All Prospective Bidders

SUBJECT: RFP #PW23-3, Health, Dining and Housing Building Project, Project PLY106

## Addendum #1

The following changes, omissions and/or additions to the Bidding Documents shall apply to proposals made for and to the execution of the various parts of the work affected thereby and all other conditions shall remain the same. In case of conflict between Bidding Documents and this Addendum, this Addendum shall govern.

### 1. RFP Cost Proposal Opening.

RFP Cost Proposal Opening date has not changed and remains Tuesday, September 19, 2023, at 3:00 p.m.

### 2. Exhibits

Exhibits O.3 and O.4 have been posted on the C&P web page:  
<https://procurement.humboldt.edu/bids/construction>

## Questions and Answers

Q1. Does Cal Poly Humboldt intend to use student housing for transient use during summer months? Based on our experience, transient occupancy can trigger R1 occupancy, which impacts the direct cost of work (plumbing fixture, exit signs, signage).

**Answer: No.**

Q2. Regarding the relocation of the Ceramics and Sculpture program to Jenkins Hall, the RFP references a test fit as a BOD for starting the Preliminary Design phase. Will the University also provide a BOD for MEP and Structural scopes, or should we consider adding this scope into the project schedule?

**Answer: BOD reports should be considered a required deliverable consistent with Exhibit G CSU Procedures Manual.**

Q3. Additionally, what are the site boundaries for the Jenkins Hall scope? Should we consider any upgrades to the immediate site to meet campus master plan guidelines such as ADA access, stormwater management etc.?

**Answer: Site boundaries are anticipated to be similar to that shown in Exhibit P.1 Jenkins Hall Plan Excerpts. See also Sheet C1.1 attached.**

Q4. Do we need any information and/or occupancy loading information for Bret Harte House and Warren House as these UG utilities (sanitary sewer lines) need to be rerouted? Are these currently occupied? Is there capacity to re-route to SS on Rossow Street?

**Answer: Relocations can be sized to match existing lateral sizes. Both facilities are occupied. Capacity of sewer service in Rossow St. can be assumed to be adequate to incorporate these two facilities.**

Q5. Does the University have documentation of existing utility capacity, flow data, or modeling to support planning for the HDH project?

**Answer: No additional documentation is available at this time; however, past planning studies have indicated that the University and City infrastructure have sufficient capacities to accommodate this project.**

Q6. Is the clinic HCAI 3? Who would be the reviewing agency?

**Answer: No.**

**The Student Health Facilities are required to be licensed and/or possess operating permits through the CA State Board of Pharmacy, DEA, Radiologic Health Branch of the CDPH, and CDPH Lab licensing. The facilities hold both clinical and retail permits with those entities. The facilities are also required to meet AAAHC, COLA & CMS accreditation standards.**

Q7. The 50% PD (DD) submittal due on Dec 7, 2023, requires a cost estimate per Exhibit G.

A) Is Cal Poly open to working with the D/B team in the 3 weeks from successful proposer announcement to Contract Execution, to allow the design team to move forward with design while the contract is executed?

**Answer: That would be a decision to be made by the successful Proposer to proceed at risk prior to contract execution.**

Q8. What is the process for Jenkins Hall renovation to move forward - i.e., Phase II approval timeline will impact progress - if it is coupled w/ HDH.

**Answer: The schedule currently anticipates a "Make Ready" package be initiated for Element 1: Jenkins Hall, which would require a limited Phase II agreement. The University's preference would be to execute a single Phase II agreement (in addition to the "Make Ready" agreement) for the remaining scope of Element 1 and for Element 2, but other options can be explored. It is important to note that any budget variances in Element 1 would need to be accommodated within the overall project budget.**

Q9. As part of the Technical Proposal the D/B team needs to validate the proposed budget. Is medical equipment included in the Budgeted Direct Construction Cost "BDCC"?

**Answer: Group 1 Equipment would need to be included in the BDCC. If there are specific items in question necessary to adequately develop your technical or fee proposal, please request further clarification.**

Q10. Have the Trustees' assigned an IOR or inspection and testing agencies? How many? Have the Trustees' retained LACO to observe and test earthwork and foundation inspections??

**Answer: No, an IOR or inspection and testing agency has not been assigned. The University has not contracted with LACO for any services beyond the current geotechnical services, which will continue during the Design Phase. Typically, the geotechnical service provider has subsequently provided Construction Phase services.**

Q11. What are the expectations for stakeholder engagement?

**Answer: It is expected that the stakeholders will actively participate in the development process.**

Q12. What is the duration of fire life safety review through the CSU Office of Fire Safety?

**Answer: It depends on the complexity of the project, quality of the documents submitted, and the approach to AMMRs and code exceptions pursued by the CDB. A typical progress milestone review is currently targeted at three weeks by CSU's OFS. "For Permit" reviews have the same OFS target, but currently OFS must review the project with OSFM prior to acceptance. This can add one to two weeks to the process.**

Q13. RFP, Section 13.01 - Classification of Project Costs, Indirect and Miscellaneous Costs: We are trying to figure out where Design-Builder's insurance premium (outside of OCIP coverage) to be included in the bid form.

RFP, Section 13.01 - Classification of Project Costs (Table A), Indirect and Miscellaneous Costs, Line Item #03, "Insurance premium for Design-Builder for coverage i.e. auto, E&O" shows this cost to be included in the OHP.

General Condition Section 35.02 Construction Phase Services, c. Miscellaneous Costs, (1) states "That portion of premiums for insurance and bonds directly attributable to Contract".

**Answer: In OH&P, per Table 13.01.**

Q14. RFP, Section 3.01 Description: Element 1 description is silent on hazardous material abatement, where Element 2 clearly states that abatement is part of the scope. Please confirm hazardous material abatement will be included in Element 1 scope of work.

**Answer: Hazardous material abatement is included in Element 1 scope of work.**

Q15. On page 29 of 63, General Condition 36.06.a.i.(a).(iv) states "Errors & Omissions Insurance on an occurrence basis, covering Work done or to be done by or on behalf of Design-Builder and providing insurance for errors and omissions, shall be secured and maintained." Per AON,

Professional Liability Policies are issued on a claim made basis in the US and not on an occurrence basis. Please review this requirement and clarify.

**Answer: For the purpose of this solicitation, please consider the following: It is anticipated that the CGCs will be revised by the Chancellor's Office.**

**It is understood and agreed that Errors and Omissions Insurance may be provided on a "claims-made" rather than on an "occurrence" basis. If any of the required policies provide claims-made coverage:**

- a. **The Retroactive Date must be shown and must be before the date of the contracted or the beginning of the Work.**
- b. **Insurance must be maintained, and evidence of insurance must be provided for at least ten (10) years after completion of Work.**
- c. **If the coverage is cancelled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the contract or beginning of Work, Design-Builder must purchase "extended reporting" coverage for a minimum of ten (10) years after completion of Work.**
- d. **Design-Builder shall provide a copy of the claims reporting requirements for the insurance required under this section to the campus representative.**

Q16. Please confirm that both Jenkins Hall and the main building should be designed to LEED Gold standards.

**Answer: Yes.**

Q17. What is your email attachment size limit?

**Answer: You can send up to 25 MB in attachments. If you have more than one attachment, they can't add up to more than 25 MB.**

Q18. Will any parts of the health program or dining program require certification by an agency or governing body?

**Answer: See answer to Q6. The Humboldt County Division of Environmental Health will also have jurisdiction on the food service program.**

Q19. Please advise if original and existing conditions drawings (PDF) and digital files (CAD) can be provided for Jenkins Hall.

**Answer: Yes, files available to the University will be made accessible to the successful Proposer.**

Q20. Will the Health Center be licensed by the California Department of Health? If the plan is not to be licensed, please clarify the requirements to adhere to Table 4-A as described below in the RFP documents:

Section 5.5.5 – Health Services Specific HVAC states that "Ventilation rates and pressure relationships shall meet the requirements of CMC Table 4-A." As seen below, this

requirement is only adopted for licensed healthcare facilities (OSHPD 1-4). Does the design of this building need to specifically meet OSHPD (HCAi) licensure requirements for Mechanical Equipment?

**CALIFORNIA MECHANICAL CODE – MATRIX ADOPTION TABLE  
CHAPTER 4 – VENTILATION AIR**

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the code user. See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM	HCD				DSA			OSHPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1-AC	AC	SS	SS/CC	1	2	3	4									
Table 4-A											X	X	X	X								

**TABLE 4-A  
PRESSURE RELATIONSHIP AND VENTILATION REQUIREMENTS FOR GENERAL ACUTE CARE HOSPITALS, SKILLED NURSING FACILITIES, INTERMEDIATE CARE FACILITIES, CORRECTIONAL TREATMENT CENTERS, OUTPATIENT FACILITIES, AND LICENSED CLINICS**

FUNCTION OR SPACE	PRESSURE RELATIONSHIP TO ADJACENT AREAS (f) (n)	MINIMUM OUTDOOR ACH	MINIMUM TOTAL ACH	MINIMUM TOTAL ACH IF 100% O.A.	ALL ROOM AIR EXHAUSTED DIRECTLY TO OUTDOORS (j)	AIR RECIRCULATED BY MEANS OF ROOM UNITS (a)	DESIGN RELATIVE HUMIDITY(k), %	DESIGN TEMPERATURE (l), °F/°C
Administrative	NR	2	4	2	NR	NR	NR	NR
Airborne infection isolation anteroom (u)	(e)	NR	10	10	Yes	No	NR	NR

**Answer: See answer to Q6. CMC Table 4-A is not applicable to the project.**

Section 5.7 – Electrical states that “The Medical Office shall not be certified under HCAI.” Does this requirement apply to electrical systems only, or to the building as a whole?

**Answer: This statement cited is correct.**

Q21. Has a PCB assessment been completed for Jenkins Hall? No mention of PCBs was listed in Exhibit O.1 or O.2, other than light ballasts.

**Answer: No additional information is available at this time. See RFP Section 6.16 should additional investigations become necessary.**

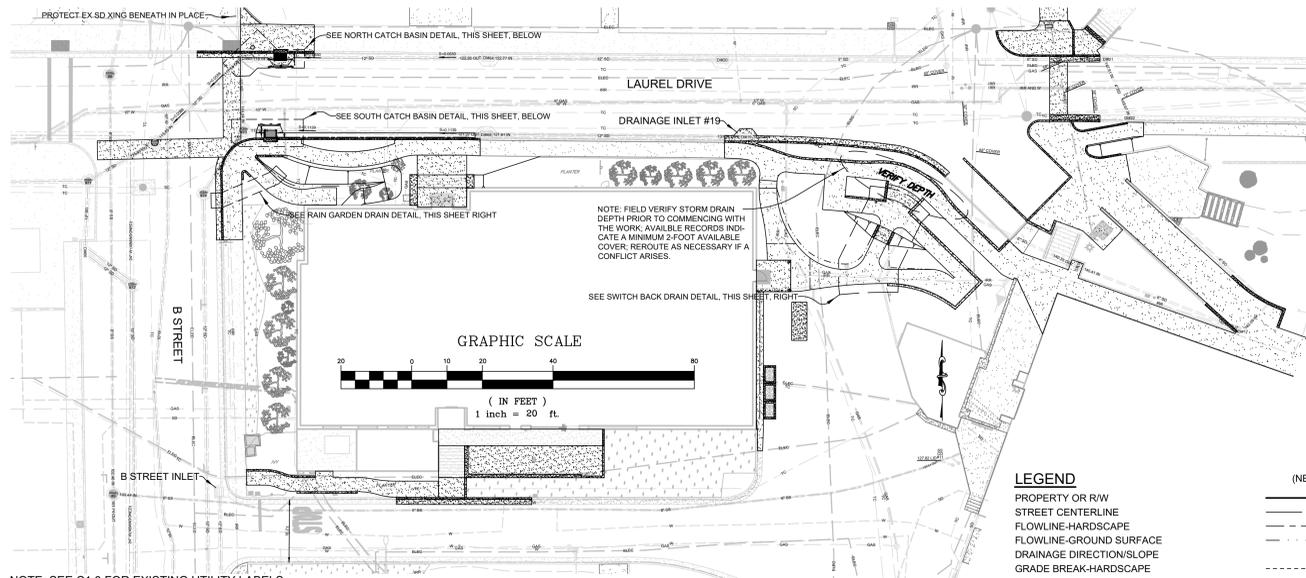
Q22. Can the interview dates and times be established so that teams may prepare travel arrangements?

**Answer: Interview dates are currently scheduled for 12 and 13 September. Invitations have been sent separately.**

-END OF ADDENDUM-

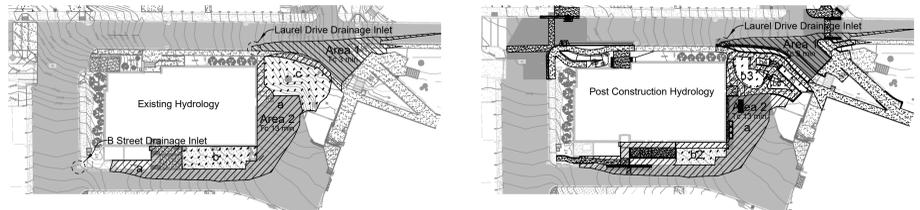
Contracts & Procurement

Addie Dunaway  
Procurement Specialist

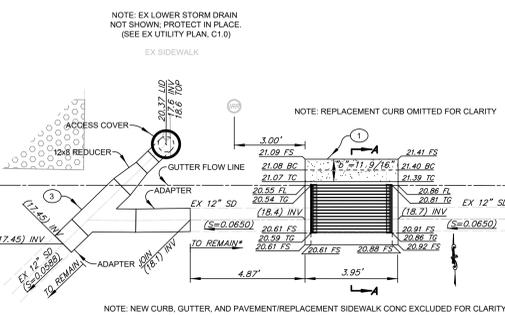


**KEY MAP-STORM DRAIN PLAN**  
JENKINS HALL  
1"=20'

- NOTES-STORM DRAIN**
- CONSTRUCT CATCH BASIN PER CALTRANS 2018 STANDARD PLAN D73E TYPE GO, CURB TYPE A1-6, C8.3, AS MODIFIED ON THE DRAWINGS. CONSTRUCT AROUND EX. SMALL 12" STORM DRAIN PIPE AS ILLUSTRATED ON SECTION A-A. UPON COMPLETION, REMOVE SOFFIT OF EXISTING PIPE TO CREATE INLET. MATCH ADJACENT EXISTING PROPOSED CURB GEOMETRY.
  - FABRICATE AND INSTALL CATCH BASIN GRATE PER CALTRANS 2018 STANDARD PLAN D77A, TYPE 24-12, C8.3.
  - CONSTRUCT TERMINAL CLEANOUT STRUCTURE PER APWA STANDARD PLAN 204-1, C8.4 W/ ELBOW DIAMETER MODIFIED TO 12" ELBOW ORIENTATION ON W/O ON THE RUN, AND LID MARKINGS MODIFIED TO "SD". ADAPTERS AS REQUIRED TO CONNECT W/EXISTING PIPE.
  - CONSTRUCT CATCH BASIN PER CALTRANS 2018 STANDARD PLAN D73E TYPE GO, CURB TYPE A1-6, AS MODIFIED ON THE DRAWINGS. MATCH ADJACENT, EX. PROPOSED CURB GEOMETRY.
  - CONSTRUCT THRU SIDEWALK PIPE DRAIN PER CITY OF ARCATA DRAWING No. D 11, C8.3. MODIFY AS NOTED ILLUSTRATED ON THE DRAWINGS.
  - INSTALL 4" DUCTILE IRON (CL350, CEMENT MORTAR LINED AND COATED) OR PVC (CL305/DR14) DRAIN PIPE AND ELBOWS AS REQUIRED. DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCASED PER AWWA C155/C21.18.
  - INSTALL NDS 12"x12" CATCH BASIN, CATCH BASIN RISER, AND LUXURY BRASS GRATE COLLECTION PART No. 1238B OR OWNER APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS (SEE PART RIGHT).

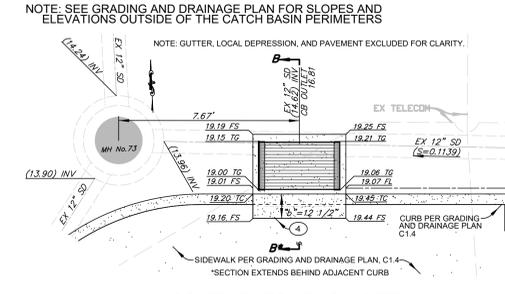


Area	Surface	Slope	Rat C	Area	Ret PVI/Depth/Width
1	Asphalt and Concrete	Steep	0.95	2020 sf	100'x100'@0.72x19.7m 0.048 ac 22'x175'@0.65x17.7m 10'x91'@0.60x16.4m
2	Ave C	0.73		7305 sf	100'x104'@0.72x19.7m 1.165 ac 22'x134'@0.28x12.5m 10'x109'@0.61x16.4m
a	Asphalt and Concrete	Steep	0.95	7305 sf	100'x104'@0.72x19.7m 1.165 ac 22'x134'@0.28x12.5m 10'x109'@0.61x16.4m
b	Misc landscape and grass	Steep	0.25	1702 sf	10'x173'@0.61x16.4m 0.098 ac
c	Misc plants, pine straw	steep	0.25	1905 sf	10'x191'@0.61x16.4m 0.040 ac

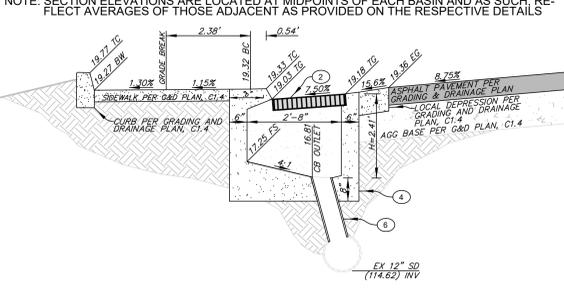


**NORTH CATCH BASIN DETAIL**  
N SIDE LAUREL DRIVE  
1"=3'

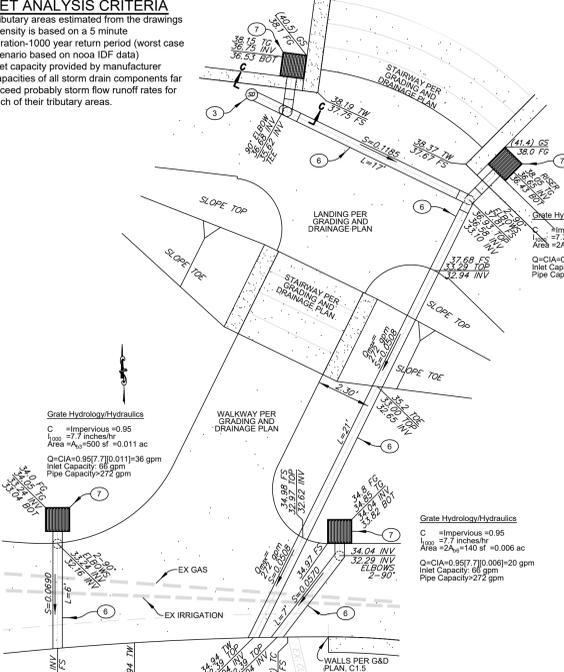
**CATCH BASIN SECTION A-A**  
N SIDE LAUREL DRIVE  
1"=2'



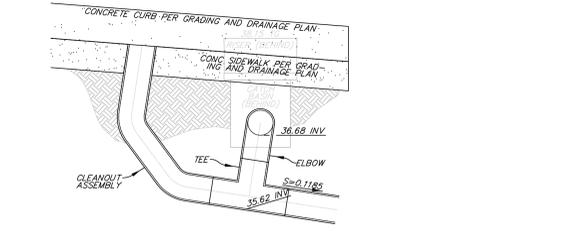
**SOUTH CATCH BASIN DETAIL**  
S SIDE LAUREL DRIVE  
1"=3'



**CATCH BASIN SECTION B-B**  
S SIDE LAUREL DRIVE  
1"=2'



**SWITCH BACK DRAIN DETAIL**  
EAST OF JENKINS HALL  
1"=3'



**CLEANOUT SECTION C-C**  
W/O MIDDLE LANDING  
1"=1'

**LEGEND**

PROPERTY OR R/W  
STREET CENTERLINE  
FLOWLINE-HARDSCAPE  
FLOWLINE-GROUND SURFACE  
DRAINAGE DIRECTION/SLOPE  
GRADE BREAK-HARDSCAPE  
GRADE BREAK-GROUND SURFACE  
PAVEMENT EDGE

CONCRETE/EX CONCRETE  
ASPHALT/EX ASPHALT

EXPANSION JOINT  
CONTROL JOINT  
CONCRETE CURB  
CONCRETE WALL  
FENCE

EX LIGHT STANDARD  
EX STREET LIGHT

REMOVAL EXTENTS

**HYDROLOGY/HYDRAULICS NOTES-AREA 1**

- To remain the same; 5 min used in analysis
- Area change was negligible
- Rational C coefficient remained the same
- Tributary discharge increased 4 percent
- Flows extend beyond gutter for rainfall intensity exceeding a ten year return period (both existing and post construction flow rates)
- Width of all flows are less than local depression width (3.2 ft) and therefore terminate at the inlet
- Existing and post construction flow rates and extents are nearly identical
- Impacts of site improvements to both on and offsite drainage are considered inconsequential

**HYDROLOGY/HYDRAULICS NOTES-AREA 2**

- To remain about the same; 10 minutes used in the analysis
- Area change was negligible
- Rational C coefficient increased by about 20 percent, resulting in a minimal to moderate flow rate increases
- Existing and post construction extents are nearly identical, with flows remaining in the gutter through its intersection with the inlet (for all existing and post construction flow rates).
- Impacts of site improvements to both on and offsite drainage are considered inconsequential

**INLET ANALYSIS CRITERIA**

- Tributary areas estimated from the drawings
- Intensity is based on a 5 minute duration-1000 year return period (worst case scenario based on noaa IDF data)
- Inlet capacity provided by manufacturer
- Capacities of all storm drain components far exceed probably storm flow runoff rates for each of their tributary areas.

**POINT PRECIPITATION FREQUENCY ESTIMATES**

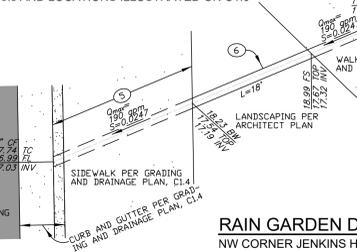
NOAA Atlas 14, Volume 6, Section 2  
Location Name: Arcata, California, USA  
Latitude: 40.8771 Longitude: -124.8111  
Elevation: 23.43 m

**PF Tabular**

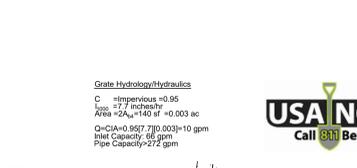
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)

Duration	1	2	5	10	25	50	100	200	500	1000
1min	0.130	0.146	0.173	0.204	0.237	0.280	0.327	0.380	0.437	0.497
5min	0.330	0.358	0.420	0.494	0.574	0.663	0.761	0.868	0.984	1.110
15min	0.500	0.538	0.620	0.714	0.814	0.921	1.036	1.159	1.290	1.430
30min	0.630	0.678	0.780	0.894	1.014	1.140	1.273	1.414	1.563	1.720
60min	0.740	0.798	0.920	1.054	1.194	1.340	1.493	1.654	1.823	2.000
1hr	0.840	0.908	1.040	1.184	1.334	1.490	1.653	1.823	2.000	2.180
2hr	0.960	1.038	1.180	1.334	1.490	1.653	1.823	2.000	2.180	2.360
3hr	0.990	1.068	1.210	1.364	1.520	1.683	1.853	2.030	2.210	2.390
4hr	1.010	1.088	1.230	1.384	1.540	1.703	1.873	2.050	2.230	2.410
6hr	1.030	1.108	1.250	1.404	1.560	1.723	1.893	2.070	2.250	2.430
8hr	1.040	1.118	1.260	1.414	1.570	1.733	1.903	2.080	2.260	2.440
12hr	1.050	1.128	1.270	1.424	1.580	1.743	1.913	2.090	2.270	2.450
24hr	1.060	1.138	1.280	1.434	1.590	1.753	1.923	2.100	2.280	2.460

Grate Hydrology/Hydraulics  
C = Impervious = 0.95  
Inlet = 7.7 inches  
Area = 2A<sub>in</sub> = 140 sf = 0.003 ac  
Q=CIA=0.95(7.7)(0.003)=2.12 gpm  
Inlet Capacity: 66 gpm  
Pipe Capacity=272 gpm



**RAIN GARDEN DRAIN DETAIL**  
NW CORNER JENKINS HALL  
1"=3'



**NDS** TECHNICAL SPECIFICATIONS  
WE PUT WATER IN ITS PLACE

**12" x 12" CATCH BASIN**

1200B.KIT- Catch basin with 2 openings  
1200- Catch basin with two openings  
1203- Catch basin with 3 openings  
1204- Catch basin with 4 openings

Material: Polypropylene  
Colors: Black (2200B.KIT, 1200, 1203,1204)  
Fits: Requires either part # 1206, #1242, #1243, #1245, #1206, or #1209 Universal Outlet for each opening.  
Bottom cannot may be used for additional outlet.

Features to Eliminate Standing Water  
No bottom Option  
1/2" Drain Inlets  
Cut out for Universal Outlet

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and color studies.

**NDS** TECHNICAL SPECIFICATIONS  
WE PUT WATER IN ITS PLACE

**12" x 12" CATCH BASIN RISER**

Material: Styrene  
Colors: Black (1215)  
Use with 12" X 12" Catch Basins

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and color studies.

**Luxury Brass Grate Collection**

Part No. 1238B  
Description: 12" x 12" Brass Grate Use with 12" x 12" Catch Basins, Basins.  
Color: Brass  
Qty: 1  
Product Class: 1200  
Specifications: 50% Square Inlets 60.00 gpm

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and case studies.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IRR	IRRIGATION
ACP	ASBESTOS CONCRETE PIPE	LAT	LATITUDE OR LATERAL
BC	BEGINNING OF CURVE	MC	MIDDLE OF CURVE
BEG	BEGINNING	MH	MANHOLE
BP	BOTTOM OF FOOTING	N	NORTH OR NEW
BIT	BITUMINOUS	(N)	NATURAL
BOT	BOTTOM	NAT	NATURAL
BP	BOTTOM OF PIPE	NLY	NORTHERLY
BR	BOTTOM OF RISER	NLS	NOT TO SCALE
BTWN	BETWEEN	OC	ON CURB OR ON CURVE
BW	BACK OF WALK	PEC	PLAIN END OR POLYETHYLENE
CB	CATCH BASIN OR CURB BACK	POE	POINT OF CONNECTION
CF	CURB FACE	PP	POWER POLE
CL	CENTERLINE	PROT	PROTECT
CO	CLEANOUT	PT	POINT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CPVC	CHLORINATED PVC	PVMT	PAVEMENT
DI	DRAINAGE INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RL	RIDGE LINE
EG	EDGE OF DISTRICT	R/W	RIGHT OF WAY
DR	DRIVE	S	SOUTH
DRWVY	DRIVEWAY	SD	STORM DRAIN
E	EAST	SS	SANITARY SEWER
(E) OR EX	EXISTING	SHT	SHEET
EC	END OF CURVE	SLY	SOUTHERLY
ELEC	ELECTRIC	STL	STEEL
ELEY	EASTERLY	STR	STREET
EG	EDGE OF GUTTER OR EX GROUND	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TEL	TELEPHONE
ESMT	EASEMENT	TG	TOP OF GRATE
FG	FINISHED GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	TT	TOP OF TREAD
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	TYP	TYPICAL
G	NATURAL GAS	VAR	VARIABLE OR VARIES
GB	GRADE BREAK	VERT	VERTICAL
GS	GROUND SURFACE	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WI	WITH
HMA	HOT MIXED ASPHALT	WLY	WESTERLY
HP	HIGH POINT OR HIGH PRESSURE	WO	WITHOUT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	X	CROSS
INV	INVERT		

**IDENTIFICATION STAMP**  
DW. OF THE STATE ARCHITECT  
APPL 01-119398  
SS \_\_\_\_\_ FLS \_\_\_\_\_ ACS \_\_\_\_\_  
DATE \_\_\_\_\_



**AEPC** group  
Southern California Office  
18565 SOLEDAD CANYON RD  
SUITE #210  
SANTA CLARITA, CA 91351  
TELEPHONE: 949-224-1590  
FACSIMILE: 949-269-7954

REGISTERED PROFESSIONAL ENGINEER  
MARK ALLEN LEON  
No. 0055833  
Exp. 03/31/22  
CIVIL  
STATE OF CALIFORNIA

**ISSUES/REVISIONS**

No.	DATE	DESCRIPTION
M	12/09/2022	DSA AND CSFM 2ND REVIEW COMMENTS
L	9/23/2022	DSA AND CSFM 2ND REVIEW COMMENTS
K	11/09/2021	DSA AND CSFM REVIEW COMMENTS
J	4/23/2021	ISSUED FOR DSA AND CSFM REVIEW
H	3/12/2021	PEER REVIEW BACKCHECK COMMENTS
G	2/11/2021	PEER REVIEW COMMENTS
F	11/25/2020	95% CD SUBMITTAL
E	4/24/2020	50% CD SUBMITTAL
D	2/04/2020	PRELIMINARY DESIGN SUBMITTAL
C	8/16/19	SCHEMATIC DESIGN SUBMITTAL
B	6/04/19	SCHEMATIC DESIGN CLIENT REVIEW
A	5/23/19	SCHEMATIC DESIGN PROGRESS SET

**HUMBOLDT STATE UNIVERSITY**  
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ARCATA, CA 95521  
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**JENKINS HALL RENOVATION**

Scale: AS NOTED

**STORM DRAIN PLAN, DETAILS, AND SPEC SHEETS**