

ADDENDUM NUMBER FOUR TO DESIGN-BUILD REQUEST FOR PROPOSALS

DATE: September 21, 2023

PROJECT: Lighthouse High School, Lodestar Elementary and Middle School Tenant Improvement Project

PROJECT NUMBER: N/A

OWNER: Lighthouse Community Public Schools

TO: Prospective Design-Build Entities (DBE's)

This Addendum forms a part of the Design-Build Request for Qualifications and Submittal Requirements.

RESPONSES TO BIDDER QUESTIONS

1.1 Question: What will the dimensions of the field be?

Response: See dimensions on plan detail 2/A0.02A.

1.2 Question: How far out is parking lot/curb getting pushed out?

Response: Parking lot curb south of field remains as-is.

1.3 Question: At job walk it was mentioned lighting to be troubleshot, but will lamp posts be relocated due to new sizing of field?

Response: We do not anticipate relocation of existing light poles.

1.4 Question: What will width of asphalt track be?

Response: See call-out on plan detail 2/A0.02A.

1.5 Question: If we cannot dig down due to contamination, how high will field be raised that can still meet school requirements?

Response: We have assumed that the track and field will be raised approximately between 12" to 16" based on the design build team meeting subgrade drainage and the selection of a turf product called out in the TRACK AND FIELD NOTES item 1A thru 1E of sheet A0.02A, and link to DTSC information provided in the RFP supporting documents.

1.6 Question: What specific ADA specs does Pacific Charter want for track/field access?

Response: 2022 California Building Code, Chapter 11.

1.7 Question: What materials will be called out in plans?

Response: See GENERAL NOTES on drawings A2.01B, A3.01A & A3.01B. Additionally, any materials used must comply with current codes adopted by the State of California and local regulatory agencies.

- 1.8 Question:** What materials will be called out i.e., Wiring, lighting receptacles?
- Response:** See information contained in the Electrical Notes section of the GENERAL NOTES on drawings A2.01B, A3.01A & A3.01B. Additionally, any materials used must comply with electrical engineering best practices and the current codes adopted by the State of California and local regulatory agencies.
- 1.9 Question:** Will we be allowed to use MC cable or will it have to be conduit?
- Response:** MC Cable is allowed above ceilings and in concealed spaces such as wall cavities. Conduit is required for exposed applications.
- 1.10 Question:** Is there a specific list of submittals?
- Response:** Any new products, whether they are to match an existing product or finish or new products such as synthetic turf must be submitted to the Owner for their review and approval. Additionally, the City of Oakland Building department may require product submittals as part of their permit process.
- 1.11 Question:** Any specific materials that will not be allowed on project?
- Response:** Materials that are not allowed are those with lead or asbestos or, those materials not allowed in public K-12 school projects. Additionally, for new products where there is no comparison to existing at the site, institutional grade is required. An example would be institutional grade knuckle hinges with custom grade casework.
- 1.12 Question:** What is protocol for fire alarm system? Is there a proposed company to be used for this project?
- Response:** Lighthouse-Lodestar currently has a service agreement with Bay Alarm at both sites for monitoring. The fire panel and smoke detector maintenance agreement is with Johnson Controls. DBE is encouraged to coordinate with these firms for requirements for new spaces. If DBE uses another firm, DBE will be required to coordinate work between its firm and the current firm under contract with Lighthouse-Lodestar to ensure that new work is compatible with existing and can be monitored and maintained in the same manner it is now.
- 1.13 Question:** Will general contractor be responsible for, or is there a contract in place with, existing fire alarm company?
- Response:** Lighthouse- Lodestar has a contract with Bay Alarm for fire alarm monitoring and with Johnson Controls for fire panel and smoke detector maintenance. Contractor will coordinate its work with these two firms.
- 1.14 Question:** Due to 45-day window, will we have access to have different crews working around the clock, OR what are the earliest and latest start and end time. Is this allowed?
- Response:** LCPS summer building hours are typically 7:00am-6:00pm but as long as the school campus can be closed/secured while work would be occurring, we could allow crews to work outside those hours before/after/around the clock if needed.

END OF ADDENDUM NUMBER FOUR