

DOCUMENT 00 9113**ADDENDUM NO. 2****4/16/25****SPECIFICATION NO. 25-11695-C****CITY OF BERKELEY****MLK Jr. Youth Services Center/Y.A.P. Seismic Retrofit and Renovation Project****1730 Oregon Street, Berkeley, CA 94703**

The following clarifications are hereby made to the subject documents:

Project Plans

1. Clarification and Coordination Items, see revised Sheets:
 - a. Sheet G0.01
 - i. Additional description of items required by the City's Building Department prior to permit issuance:
 - Air Quality requirements for Diesel Particulate Matter Controls during Construction
 - Private Sewer Lateral Permit
 - b. Sheet C5.00
 - i. Additional sheet note about EBMUD coordination for site trenching.
 - c. Sheet C6.00
 - i. Clarify site area calculations for Stormwater Treatment measures.
 - d. Sheet A3.01
 - i. Removed exterior door operator for Door 121.4.
 - ii. Revise legend notes from "field" tile to "exterior" tile.
 - e. Sheet A8.40
 - i. Clarify location of vapor retarder at typical roof assembly details 1 and 2/A8.40.
2. Storage Sheds, see revised Sheets:
 - a. Sheet A2.01
 - i. Contractor shall purchase four additional sheds to match the existing units.
3. Entry Storefront, see revised Sheets:
 - a. Sheet A3.01, A4.04, A5.02, A7.02, A8.31
 - i. Additional details to clarify of the interface of different materials at the entry storefronts ST-1, ST-2 and ST-3.

Project Manual

1. Add the following to Section 04 4313 EXTERIOR TILE ASSEMBLY Part 2.3:
 - "B. Mural Tile:
 1. Material and installation of tiles by others."
2. Revise Section 07 5423 Thermoplastic Polyolefin (TPO) Roofing Part 2.5 as follows:
 - "2.5 VAPOR RETARDER

- A. Self-Adhering-Sheet Vapor Retarder: ASTM D 4397, with permeance rating between 0.1 perm and 1.0 perm.”

3. Revise Section 01 4500 TESTING AND INSPECTION Part 1.08 E as follows:

“E. Tests and inspections shall include the following:

<u>Section</u>	<u>Inspections and Tests</u>	<u>Paid by</u>
Section 03 1000- Concrete Forming and Accessories	Formwork Insulating concrete forms	Paid by City
Section 03 2000- Concrete Reinforcing	Steel-reinforcement placement Mechanical splice couplers Welding	Paid by City
Section 03 3000- Cast-in-place Concrete	Headed bolts and studs Design mixture verification Concrete placement Curing procedures Concrete strength verification Batch plant inspections Slump Test Slump Flow Test Air Content Test Concrete Temperature Test Compression Test Compressive-Strength Test Post Installed Reinforcement, Anchors or Bolts	Paid by City
Section 05 1200- Structural Steel Framing	Bolt connections Welded connections Weld Test Liquid penetrant Magnetic particle Ultrasonic Radiographic Bend Conduct	Paid by City
Section 06 1000- Rough Carpentry	Wood Framing Hardware Installation and Nailing	Paid by City
Section 07 1326- Self-Adhered Sheet Waterproofing	Waterproofing	Paid by Contractor
Section 07 2715- Self-Adhered Sheet Air Barrier	Air Leakage / Adhesion Testing	Paid by Contractor
Section 07 5423- TPO Roofing	Localized Flood Testing	Paid by Contractor

Section 07 9200- Joint Sealants	Field Adhesion Testing	Paid by Contractor
Section 08 3473- Sound Control Door Assemblies	Acoustical testing	Paid by Contractor
Section 08 4113- Aluminum-Framed Entrances and Storefronts	Air Infiltration, Water Penetration, Water Spray Test	Paid by Contractor
Section 08 5113- Aluminum Windows	Air Infiltration, Water Penetration, Water Spray Test	Paid by Contractor
Section 12 6600- Bleachers	ICC 300 Inspection	Paid by Contractor
Section 21 1000- Water Based Fire Suppression Systems	Fire Suppression Test	Paid by Contractor
Section 22 0590- Pressure Testing For Plumbing	Sanitary and roof drainage Test Domestic Water Test	Paid by Contractor
Section 23 0590- Pressure Testing For HVAC System	System Testing	Paid by Contractor
Section 26 0500- Electrical Requirements	NETA ATS inspections and tests	Paid by Contractor
Section 26 0800- Testing	NETA ATS inspections and tests	Paid by Contractor
Section 26 2400- Service and Distribution System	NETA ATS inspections and tests	Paid by Contractor
Section 26 2700- Basic Electrical Materials and Methods	NETA ATS inspections and tests	Paid by Contractor
Section 26 3101- Photovoltaic System	System Testing	Paid by Contractor
Section 26 3201- Lithium-ion Battery Storage	System Testing	Paid by Contractor
Section 26 5101- Lighting	Luminaire inspection and testing	Paid by Contractor

Section 26 5601- Site Lighting	Luminaire inspection and testing	Paid by Contractor
Section 26 5700- Low Voltage Lighting Control System	NETA ATS inspections and tests	Paid by Contractor
Section 27 0000- Telecommunications System	System Testing	Paid by Contractor
Section 31 2000- Earthwork	Compaction	Paid by City
Section 31 2324- Trench Excavation And Backfill	Compaction	Paid by City
Section 33 1000- Water Utilities	Hydrostatic Test Leakage Test Bacteriological Testing	Paid by Contractor"

4. Add Appendix G – Artwork Coordination
5. Add Appendix H – Selective Photos of Existing Building (for information only)

Questions and Responses:

1. What Testing and Special Inspection Services are required for this project? Should the bid price cover the cost of these services?

Response: - See Specifications section 01 4500 – 1.08E
 - See Special Inspection and Testing Form #170
 - See sheet M9.2 for systems requiring duct leakage testing
 - Contractor to coordinate with EBMUD for a visual inspection of underground piping from the meters to the backflow devices prior to backfill.

EBMUD contact for inspection:
 Scott Rietdorf
 East Bay Municipal Utility District
 Cross-Connection Specialist
 Backflow Department
 510-287-1917

2. Are there bond and qualification requirements for submitting a solar PV proposal?

Response: There are no bond and qualification requirements for submitting a solar PV proposal during the bidding period. If the Additive Alternate for the solar PV work is included in the Contract, the value will be included in the bond required for this work.

3. In detail 1&2/A8.40 Shows R-10 min. In detail 3&4/A8.40 ISO insulation measures (apprx 1") Where do these locations occur that are 1"?"
Response: Follow labeled dimensions in typical details 1 & 2/A8.40. Roof is R-10 min.
4. Is the Gypsum coverboard to be fully adhered to the ISO or mechanically attached?
Response: Specification 07 5423 – 3.6A.4: Gypsum coverboard to be fully adhered to insulation.
5. Vapor Barrier? Spec calls out but I did not see on details.
Response: See updated details 1 and 2/A8.40 and updated specification section 07 5423. Vapor Retarder revised to be Class II with permeance level between 0.1 perm and 1 perm.
6. On Plan A2.02 at sections C.5-E & 7-9; is this area to be Taper ISO ?. Does it need a 1.75 Base layer ?
Response: The area at sections C.5-E & 7-9 shall have tapered polyiso insulation to provide drainage. Base layer needs to meet R-10 minimum Energy Code requirements.
7. What uplift code do you want for the manufacturer to follow for this area?
Response: California Building Code 2022, Wind uplift is 30 psf.
8. Can you provide some photos of the existing building and site?
Response: See Appendix H for selective photos of the existing building and site. These photos are for information only.
9. Please clarify the scope required by the Contractor for the planned Artwork on the walls.
Response: See Appendix G for Artwork Coordination, attached.
10. Please provide more information for the new sheds in the rear of the building.
Response: Four (4) new sheds shall match the existing 6'x12' storage shed at the site. See Sheet A2.01. The existing shed is the "Fence Hugger" 7-foot tall model by the Shed Shop. New sheds shall match the Shed Shop unit, or equal. This is a part of Bid Item No. 2.
11. On Sheet A1.01, two sheds are shown to be relocated. Where are they to be relocated to?
Response: The Contractor shall relocate the two existing sheds to another City site, and return the sheds to this site at the end of the project. Please see revised Sheet 2.01 for the final location of the two sheds. This is a part of Bid Item No. 2.

12. The design objective in 23 81 00 appears to define each zone as a separate zone with control for the HVAC unit by a local factory-installed controller (“Complete, factory-installed control system” and “intended to operate as a single zone packaged unit”).

The term “DDC controller” appears in multiple paragraphs in 2.1 and 2.3 – does this refer to that factory-installed controller or to the centralized BMS? This determines where real-time control of unit components (fans, economizer, dampers) is done and what the MC buys.

Response: The intent is for each device to be controlled by a local factory controller, provided by the equipment’s manufacturer, the BMS is intended to send setpoint, schedule, mode, etc. commands by BACnet to each manufacturer’s controller. Schedule notes for the Rooftop Air Handling Unit, Single Zone Heat Pump, VAV boxes, and Exhaust fans will be updated to more clearly indicate this requirement.

13. We assume listed BACnet signals, points and alarms would be utilized by the central BMS.

Response: Confirmed, the BMS is intended to monitor the identified points.

14. If “DDC controller” refers to the factory-installed controller, shall we assume the central BMS can access and is intended to control setpoints and other points dependent on building status?

Response: Confirmed, the BMS is intended to have access to monitor the identified points.

15. In Document 23 81 00, paragraphs 2.1 and 2.3 specify “all remote sensors and devices” and “programmable 7-day thermostats” are included for the zone. What is the responsibility of the central BMS if the thermostats are locally programmed?

Response: Specification 23 81 00 and the mechanical schedules will be revised to clarify. The intent is for each HVAC device to be locally controlled with a local thermostat (Daikin BRC2A71 for the VRF systems, AAON Touchscreen Controller for AHU-1, and Aldes Touchscreen Controller for AHU-2). The BMS is intended to communicate with local thermostats to send setpoints, schedule, etc. overrides (Daikin DMS502B71 for the VRF systems, BACnet General Controller for AHU-1, and Aldes BacNET MSTP Controller for AHU-2).

16. We assume that MC buys and installs those as part of the unit.

Response: MC buys and installed devices listed above. CC wires BACnet MSTP to devices and sets up equipment for Functional Performance Tests.

17. 2.5 VRF systems: We understand and support the “wall mounted remote controller” for localized comfort control. Paragraph H specifies a BACnet interface to that. Is the BMS expected to override occupance, setpoints etc and report alarms via that interface?

Response: Yes, as will be clarified by the schedule updates, the VRF system will come with a BACnet gateway, this gateway will allow communication between the BMS and the VRF local thermostats.

18. VAV box schedule also specified standalone thermostat and CO2 sensor.

Response: Yes, as clarified by the schedule updates, the VAV boxes will get their own thermostats.

19. Occupancy sensors (OC) are specified in the manual and drawings. They appear both for lighting control and some HVAC equipment (FCUs and AHU-1). For those HVAC units, they are specified as directly connected to the unit. It is not practical to share OCs between lighting and HVAC. We then assume any occupancy the BMS is expected to include in sequences can be read from BACnet points on that HVAC equipment. Please clarify.

Response: Zone occupancy data will be available through the VAV box thermostats. The BMS is expected to take the occupancy data from the VAV box thermostats and use that data to set temperature requirements for the zone's VRF fan coil unit and ventilation requirements for the zone's VAV box.

20. We see Addendum 1 #36 excludes any integration between the LCS and BMS. We also do not see reference to Demand Response, so the BMS will not include that capability. Please confirm.

Response: The BMS is intended to include Demand Response capabilities, programming of demand responses is not required.

21. Who is responsible for "electrical room temp monitoring sensor"?

Response: The mechanical schedules will be revised. AHU-1 and AHU-2 will be provided with BACnet IP connections, all other devices communicate by BACnet MS/TP.

22. Is the "equipment supervisor" the BMS? What interfaces "to district control system"?

Response: Yes, the BMS. Provide the city with remote access to the BMS.

23. What BACnet points and BACnet/IP interface are defined to that district system? Are all points published, are they filtered, are additional calculated points included?

Response: M7.2 and M7.3 will be updated to include BMS points list and trending requirements.

24. How does the separate LCS then communicate with the district system?

Response: With the devices outlined above, please refer to schedule, control drawing, and specification revisions.

25. The "M700 control system diagram" has a block labelled "electric metering group – electric meters (refer to electrical plans)".

Response: Not required.

26. Until provided further detail, we will assume "engage the HVAC system through a contact provided to one single window at each space" is implemented by a surface mount window sensor provided by CC and installed by EC. (Some window actuators have a signal output but often not reasonable to access.)

Response: Confirmed.

The Bid Opening time and date remains 2:00 PM on Tuesday, April 22, 2025. The location of the opening will be at 2180 Milvia Street, 1st Floor Conference Room. All other requirements of the contract remain the same. Bidder shall acknowledge receipt of this Addendum on the Bid Form.

The location of opening at the 1st Floor Conference Room may change as needed to accommodate the number of attendees. Staff will be present to direct the bidders to the bid opening. Bidders shall allow sufficient time to deliver their bids by the deadline and check the city's website <https://berkeleyca.gov/doing-business/working-city/bid-proposal-opportunities/mlk-jr-youth-services-center-yap-seismic> for the most up to date information for where to deliver their bids.

THE ADDENDA MUST BE ACKNOWLEDGED BY SIGNATURE WITH SUBMISSION OF DOCUMENT 00 4113 "BID FORM". FAILURE TO DO SO MAY RESULT IN REJECTION OF THE BID.

Sincerely,

Canhui Li
Associate Civil Engineer
Department of Parks, Recreation and Waterfront

END OF DOCUMENT