

**Monterey County Housing Authority
Development Corporation**



134 East Rossi Street Salinas, CA 93901

**REQUEST FOR PROPOSALS
FOR DESIGN BUILD SERVICES
OAK PARK DEVELOPMENT
PASO ROBLES, CA**

ADDENDUM #1

Date Issued: 8/30/2010

The purpose of this addendum is to clarify the original publication, posted on 8/27/2010 and to advise that the soils reports for this project can be located at:

<https://rcpt.yousendit.com/937692305/2a782d05179594ba97613eb1144095ab>

**NOTES FOR PRE-BID CONFERENCE: ONLY GENERALS NEED ATTEND.
PLEASE, NO SUBCONTRACTORS.**

General Clarifications with regard to Drawings.

Option A:

For review purposes, an allowance will be applied to the proposer's submission to cover costs associated with Architectural and Structural drawings to be done by the Architect of Record. The Proposer shall include any design costs associated with Mechanical/Electrical/Plumbing (MEP), in their proposal.

Option B:

Proposer shall include the cost of any Architectural/Structural and MEP design in their proposal.

Amendments to Original Publication:

Under Section 00410 –Scope of Work:

- Page 1:
Paragraph one – Further Project Description:
This RFP requests proposals on Phase One of a much larger development.
The much larger development consists of 148 units that will ultimately be

demolished and reconstructed with 300 affordable multi-family housing units. This RFP represents the first phase reconstruction. This RFP is for the construction of “units” only to include all related MEP and finishes. All construction related work for temporary utilities, on and off site improvements, Landscape and Demolition, will be issued in a separate RFP at a later date.

Paragraph two: Replace “Paso Robles” with “Oak Park”

- Page 2:
 - Paragraph one:
 - Where it states “For each site...” Please change to “For this site...”.

Paragraph two:

Replace OPTION A in its entirety and replace with :

For the purposes of this bid the bidder shall use the plans completed to date by the Paul Davis Partnership. These plans consist of: site elevations, floor plans and site layout. The bidder shall prepare construction drawings and specifications for the Mechanical, Electrical, Plumbing, Fire Alarm and Fire Sprinkler systems, phone, cable, and Title 24 energy compliance formwork for the (MEP) portion of the project. The bidder shall coordinate with the Owners Architect, Structural Engineer, Civil Engineer, HERS Rater and Landscape Architect and to aid the Owner in arriving at a completed construction package ready for permit. Submit pricing with the attached [finishes](#) described in this RFP.

Under Section 00410 –Scope of Work, beginning on page two and continuing to page four, the following represents a numbering format to more clearly define changes under this Addendum #1. **Red comments are new and are added to the listing.**

All bidders shall bid on furnishing the following items:

1. Ceiling to be 8'-0" clear, flat.
2. Roof – Oak Park: 40 High Definition Asphalt Shingles – “Cool Roof”
3. Doors: Fiberglass 6 panel on exterior – Hollow core 6 panel on interior
4. Windows (see plans for sizes and operations) Low E. Jeld Wen or equal – builders vinyl energy saver plus
5. Interior finished gypsum wall texture shall be orange peel.
6. Kitchen cabinets shall be by Armstrong, or approved equal. All wood construction, plantation hardwood. Coronet 059 Honey HO or equal.
7. Counter tops shall be standard laminate with drip edge and back splash.
8. Accessible units are all first floor flats and designated townhouse units shown on plans.
9. Building siding shall be NICHHA Fiber Cement siding or equal, color and texture, with “Real Trim” spruce corners and trim, selection by Owner.
10. Water heater shall be tank less by Navien. Model CR-180A or equal.
11. Building to have, energy star rated heating and A/C per your Mechanical design.

12. Quote shall include Mechanical, Electrical and Plumbing design, including equipment installation.
13. All water lines shall be PEX, Type A.
14. Exterior hose bibs, 1 front and 1 rear of each building.
15. Electrical service shall be 100 amps. at each unit plus a 100 amp house panel at each building.
16. Phone and Television shall be CAT 5. Phone, Data, Cable access to be provided in front room and all bedrooms.
17. Provide pathway to the roof for PV panels and satellite TV
18. Install electrical boxes for ceiling fans in front room, dining room and all bedrooms.
19. Bidder shall furnish drawings for permitting to local building official. Bidder shall comply with local building official requirements **See "drawing clarifications at beginning of Addendum #1"**
20. 2007 CBC Occupancy Group R-2, Construction Type V-A Classification.
21. Building shall exceed California Title 24 by 15%. Calculations shall be furnished to Owner with proper signatures.
22. Kitchen, bath, storage shall be linoleum all other flooring to be carpet. Carpet: Shaw, Time = Money with pad.
23. All interior walls to be finished and painted, with windows and doors in place.
24. Fire sprinklers shall be provided **per code**.
25. On site hook-up of telephone, electrical, gas, water and sewer shall be included, within 5' of building.
26. Exterior Trim shall be "Real Trim" Spruce, Corners, Trim and Fascia.
27. Interior Trim shall be Poplar, Pine or MDF. Door casing 2 ¼" molded, baseboard 3 ¼" molded, window sill shall be pine.
28. All units shall have washers and dryers **hookups** (~~both gas and~~ electric)
29. All, kitchen, bath and dryers must vent to the exterior of the unit
30. All caulking, paint and glues shall be Low VOC.
31. Formaldehyde free insulation and cabinets
32. Recycling of construction waste at a minimum of 75%
33. **As required in PGE's California Multi-family New Homes Incentive Program, Energy Star** refrigerator must exceed current federal standards by 20%

Page 3:

Hardware Section. Eliminate "or better" under all hardware specifications