



# Ventura County Community College District

PURCHASING DEPARTMENT

## EXHIBIT B

**Exhibit B dated 01/16/2024.**

RE: BID 663, VENTURA COLLEGE: M BUILDING  
AT  
VENTURA COLLEGE  
located at 4667 Telegraph Road, Ventura, CA 93003

FROM: OWNER: VENTURA COUNTY COMMUNITY COLLEGE DISTRICT  
PURCHASING DEPARTMENT  
761 E DAILY DRIVE, SUITE 200  
CAMARILLO, CA, 93010

TO: ALL PROSPECTIVE BIDDERS:

*This EXHIBIT B is hereby made part of the Contract Documents to the same extent as though it was originally included therein and takes precedence over the original documents. **Acknowledge receipt of all addenda on the Bid Form.***

The EXHIBIT B consists of (07) pages and (06) marked up drawings:

A. CHANGES TO BIDDING DOCUMENTS:

- a. Refer to the attached Exhibit B Electrical Plans – Markups - Markups associated with the Exhibit A documents. Reference markups to sheets: E1.30, E1.4, E3.01, E4.01, E4.20 and E5.05.
- b. Refer to the attached Exhibit B Electrical Plans – Markups sheet E4.01 to move data drops from Corridor 114 to Office 108.
- c. Refer to the attached Exhibit B Electrical Plans – Markups sheet E3.01 to remove existing raceway, Unistrut and salvage the (2) existing light fixtures. Furnish and install (2) NEW CYBER TECH HL240UFOX/850 COMTEMPORARY BLACK LED 240W UFO HIGHBAY PENDANT HANDING LIGHTS centered at the exterior overhang and connect to the appropriate lighting circuit controller.

B. CHANGES TO SPECIFICATIONS: None.

C. CHANGES TO DRAWINGS: Reference markups to Exhibit B Electrical Plan sheets: E1.30, E1.4, E3.01, E4.01, E4.20 and E5.05 to be captured as part of the Contractor's as-builts through a formal item.

D. OTHER CHANGES AS SET FORTH: Refer to the following questions and answers:

1. Q – Under references, they want our experience in School districts. If we have not had experience in does that disqualify us?
  - a. A – The District asks that the contractors fill out the referenced section to the best of their ability. Not having education experience won't be an automatic disqualifier, however, overall experience will be weighed in determining a contractors qualification for this project.



# Ventura County Community College District

## PURCHASING DEPARTMENT

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2. Q – Please list all OFOI (owner furnish owner installed) and OFCI (owner furnish contractor installed) items. Ie: furniture, lockers carpet etc.
  - a. A – There will be no OFOI. For OFCI items, reference the attached “Exhibit B OFCI Material Inventory” List.
3. Q – What is the anticipated start date for construction?
  - a. A – Approximately 30 days after Bid Opening.
4. Q – Is the existing wood framing and drywall to be demolished?
  - a. A – Yes, refer to the Exhibit A and the design documents.
5. Q – In regards to Acoustical Ceilings ACT-1 , I am seeking clarification on desired material specification. RCP A501 calls for "Rockfon Sonar CDX Concealed". Spec book section 09 50 00 pg 2, calls for "Rockfon square tegular narrow SLN". Please confirm which of the two options is preferred. One thing to note, the CDX concealed tile is not compatible with the specified 9/16" Chicago Metallic 4000 Tempra grid. If that tile is desired, a standard 15/16" ceiling grid will need to be used.
  - a. A – Provide Rockfon Sonar CDX Concealed 24” x 24” x 7/8” ceiling tiles with the grid appropriate for this system.
6. Q - Item 1. Per the 06 41 00-6 - line#6 (attached), is this “free floating” cabinets installation desired?
  - a. A – Yes
7. Q - Is this a PLA (Union) job? If yes, do we have to hire local workers?
  - a. A – No
8. Q - What are the working hours while the building is occupied?
  - a. A – The building is not occupied. The working hours will from 6:00 a.m. to 4:00 p.m.
9. Q - Is there any DSA certified inspector employed for this project?
  - a. A – Yes
10. Q - When is the start date?
  - a. A – See item 4A above.
11. Q - What is the duration of the project?
  - a. A – 136 Calendar days



# Ventura County Community College District

## PURCHASING DEPARTMENT

---

12. Q - Is there any alternate scope of work?
- a. A – No
13. Q - In the specification it is mentioned that “THE VENTURA COMMUNITY COLLEGE PERSONNEL WILL BE REQUIRED TO OCCUPY PORTIONS OF THE BUILDING DURING DEMOLITION AND CONSTRUCTION OPERATIONS”, is there any phasing plan which we need to follow? Please advise.
- a. A – The building will not be occupied during construction.
14. Q - Is there any noise restriction inside and outside of the building that we need to know?
- a. A – There are no noise restrictions inside the building. The City of Ventura restricts all noise generated activities to the hours of 7:00 a.m. to 10:00 p.m.
15. Q - What is the earliest start time for demolition?
- a. A – The earliest start time for demolition is 7:00 a.m.
16. Q – Where will be the laydown area for material storage?
- a. A – The laydown area will be in the FMO Yard adjacent to the M Building.
17. Q - Do we need to provide chain link fence around construction?
- a. A – No
18. Q - Do we need to provide Contractor’s Trailer as described in bid packet?
- a. A – No
19. Q - Do we need to provide Inspector’s Field Office as described in bid packet?
- a. A – No
20. Q - Do we need a cargo container for storage?
- a. A – All materials procured and left on site are the responsibility of the contractor. A storage container is not required.
21. Q - Will the school provide power and water?
- a. A – Yes
22. Q - Do we need to pull any permit? If so, please advise the cost of the permit and let us know if we need to add this cost in our base bid.



# Ventura County Community College District

## PURCHASING DEPARTMENT

---

- a. A – No
23. Q - Is there any utility work?
- a. A – All subsurface utility work is confined to the interior of the building.
24. Q - Do we need temporary sanitary facilities?
- a. A – Yes
25. Q - Is there any subsurface condition that we need to be aware of?
- a. A – The contractor is responsible for all utility locating services including those inside the building to facilitate new work.
26. Q - Do we need to do concrete scanning?
- a. A – Please see item 26A above.
27. Q - Please provide information of the existing fire alarm company.
- a. A – Integrated Fire and Safety – (805) 648-5906,  
[www.integratedfireandsafety.com](http://www.integratedfireandsafety.com)
28. Q - Do we need to provide a fire watch (in-person)? If so, please let us know which days and time frames we need to provide Fire Watch.
- a. A – Refer to the contract documents and the bid packet for temporary fire protection requirements.
29. Q - Is there any allowance? If so, will we add an allowance amount to the base bid amount? Please advise.
- a. A – No
30. Q - Who will remove the existing furniture, materials, and equipment?
- a. A – All materials in the building are to be relocated by the District.
31. Q - Is there any asbestos or lead? If so, please provide the report.
- a. A – No
32. Q - Is it necessary to do self-leveling before the new carpet?
- a. A – Yes, refer to contract documents.
33. Q - Do we need to provide security and facilities to protect the job area?
- a. A – The facility is on an open campus within a fenced compound. The contractor is responsible for the work site and materials purchased for this project.



# Ventura County Community College District

## PURCHASING DEPARTMENT

---

34. Q - Is this a part of the scope of this project: Drawing A-001, PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED FOR THIS STRUCTURE. FIRE EXTINGUISHER SIZE AND LOCATION TO BE DETERMINED BY THE FIRE DEPARTMENT?
- A –Reference sheet A-004, Fire Department Notes for fire extinguisher requirements and the bid packet for temporary fire protection requirements.
35. Q - Is signage included in the scope of this project? If so, please provide signage schedule.
- A – FMO: Remove the (2) small existing entry door signs at the north side of the building. The interior signs are to remain. Provide (2) new 12in x 24in exterior rated building signs to identify the Facilities, Maintenance and Operations building. Submittals to be reviewed.
36. Q - Drawing A-202: 16 LOCKERS BY OWNER. Is the owner also responsible for installation of the lockers?
- A – The (9) 18"x12"x78" 1-TIER LOCKERS shown on sheets A-200, A-202, A-203, A-501, A-702, E3.01, E4.01, E5.05, P-3.0 are to be furnished and installed by the contractor. Revise the size to 15"W x 18"D x 72"H 1-TIER PHENOLIC LOCKERS, (3) to be installed at the south wall in room 115 and (6) to be installed at the west wall in room 119. Submit product data for review.
37. Q - Please advise, salvage or disposal: Drawing A201, 01 REMOVE ALL 3/8" PLYWOOD FROM INTERIOR WALLS TO EXPOSE STUDS AS INDICATED WITH DASHED LINES. PLYWOOD LOCATED AT ALL (E) WDW's SILLJAMB-HEAD TO REMAIN)
- A – Refer to Exhibit A of the Bid Documents for the locations identified in pink where the plywood has already been removed up to 10 ft above the existing floor, including along the exterior wall and the existing storage room.
38. Q - Please advise, salvage or disposal: Drawing A201, REMOVE EXISTING COUNTERTOP AND SINK(s).
- A – Sheet A201 Note 07 is part of the demolition notes. Remove and dispose of existing counter top and sink is required, refer to the architectural and plumbing drawings.



# Ventura County Community College District

## PURCHASING DEPARTMENT

---

39. Q - Please advise, salvage or disposal: Drawing A201, REMOVE (E) DOOR AND HINGES - JAM AND CASING TO REMAIN.
- a. A – Sheet A201 Note 08 is part of the demolition notes. Remove and dispose of existing door and hinges, jam and casing to remain. Refer to the door schedule for new doors.
40. Q - Please advise, salvage or disposal: Drawing A201, REMOVE (E) STAINLESS STEEL COUNTERTOP AND SINK. CAP WASTE AND WATER LINES.
- a. A – Sheet A201 Note 09 as part of the demolition notes is complete. Omit the scope for removal of the existing stainless-steel countertop and sink, capping waste and water lines scope is complete. from the bid. Refer to the attached picture for reference.
41. Q - Is there any emergency power system required per note M page A-200?
- a. A – Refer to the electrical design for power requirements.
42. Q - Is there any as-built for the floor indicating level survey?
- a. A – Refer to the architectural plans for self-leveling requirements.
43. Q - Is there any parking area allocated for the construction team?
- a. A – Parking is limited to the area directly adjacent to the building only.
44. Q - The plans call out for a new annunciator (LCD-7100) however, this annunciator is no longer made or available. Additionally, no other annunciator is compatible with the existing 7100 FACP. Please advise
- a. A – Upgrade the existing FACU to an S3 panel and provide an LCD-SLP annunciator panel in the new building. Attached product data for reference.
45. Q – The plans call for metal doors the specs call for wood doors which one?
- a. A – Provide and install solid wood doors.
46. Q – Reference Plan Sheet: Exhibit B E3.01 mentions DO TYP, see snapshot drawing below. We don't see DO on the lighting fixture schedule, please advise what DO is.
- a. A – The D0 fixture should have been a D1 fixture. All lighting fixtures should be nlight enabled fixtures.



# Ventura County Community College District

PURCHASING DEPARTMENT

47. Q – Reference Plan Sheet: Exhibit B E3.01, please advise what it says on the encircled drawing below, it's hard to read:



- a. A – The wall switch in the old conference room is a switch which is a D2 type in the RED circled area.

## Additional FMO Notes:

- 1) Provide and Install a complete 3ft x 5ft Window system with 1/4" Clear Tempered Glass on the east wall of the proposed Office Room 104, graphically shown on the Exhibit A document.
- 2) The 12"x24" Porcelain Wall Tile, ACT Porcelain #362, Beige has been discontinued, provide and install Dal Portfolio Cream PF07 12x24 – Cove base, out corner and bullnose are available. Submittals required.
- 3) The 12"x12" Floor Tile, American Olean, Shadow Bay, Sea Grass SH52 has been discontinued, provide and install Dal Volume 1.0 Electric Moss VL79 12x12 – Cove base, out corner and bullnose are available. Submittals required.
- 4) The 2"x2" Ceramic Floor Tile, Marazzi, Modern Oasis, Gentle Rain is not shown on the contract drawings, provide and install Dal Portfolio Ash Gray PF05 2x2 mosaic for all shower floors.
- 5) Provide and Install Roof Hatch Ladder Safety Post in Room Janitor 120. Refer to the attached Exhibit B picture for location and submit product data for review.
- 6) Provide and Install Access Panel to south wall of Room Janitor 120. Refer to the attached Exhibit B picture for location.

**End of Section**