



# Ventura County Community College District

PURCHASING DEPARTMENT

DATE: January 26, 2024  
TO: All Bidders  
FROM: David Cienfuegos, Purchasing Specialist  
SUBJECT: Addendum 1 – Bid 667, Ventura College Parking Lot Maintenance

*This addendum 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. The outdated pages must be replaced with any updated and/or changed pages when submitting your bid. Acknowledge receipt of all addenda on the Bid Form.*

The bid opening remains on **Wednesday, January 31<sup>st</sup>, 2024**. Bids must be received no later than **3:00 p.m.** at 761 E Daily Drive, Suite 200, Camarillo, CA 93010. Properly mark the outside of the exterior envelope on your submitted bid with the Bid Number and Name according to the requirements stated in the bid packet directions.

If you choose not to participate in this particular bid, please sign the Bid Proposal stating “no bid” and email or fax it back to me at 805-652-7700.

It is the responsibility of the Bidder to verify that their proposal has been received by the VCCCD Purchasing Department prior to the opening date. Verification of receipt can be made through the listed Purchasing Specialist.

**Attached to this addendum please find updated Technical Specifications, Technical Drawings, and Scope of Work.**

The following information is in answer to questions that were asked at the job walk and via email request. The deadline for questions was Monday November 20<sup>th</sup>, 2023. No further questions will be accepted.

1. The spec 3.3.2 for the seal coating calls for the use of Coal Tar, which to our understanding is a substance no longer permitted in California. Please verify and elaborate.
  - a. Refer to the revise SOW, section 3.3.2 is now noted as follows:

*3.3.2 Install two coats of surface seal in accordance with manufacturer's written directions and recommendations to all areas of the lots and drive areas as identified in the images provided (approximately 636,342 SF). Comply with the Standard Specifications For Public Works Construction (current edition) or 2023 Caltrans Standard Specifications, whichever is*



# Ventura County Community College District

## PURCHASING DEPARTMENT

*more stringent. Agitate bulk materials during transport. Provide one of the following surface seals:*

| <b><u>Product Name</u></b> | <b><u>Manufacturer</u></b>         |
|----------------------------|------------------------------------|
| 1. <i>Guard-Top</i>        | <i>CALMAT / Industrial Asphalt</i> |
| 2. <i>Over Kote</i>        | <i>Diversified Asphalt Product</i> |
| 3. <i>Park Top</i>         | <i>Western Colloid Products</i>    |
| 4. <i>Sure Seal</i>        | <i>Asphalt Coating Engineering</i> |
| 5. <i>Super Drive Top.</i> | <i>SAF- T Seal. Inc</i>            |

2. Will there be a diagram for new stripes sent prior to the bid?
  - a. All new striping will match the existing layout for the East, MCE Staff, SW, and West parking lots. Refer to the attached new CDC and North Lot Layouts. Painting of all curbing to match existing condition. The WEC parking lot as part of the East Lot, ASC Staff Lot, and V Lot are omitted from this project. Refer to the attached Revised parking Lot Layouts to crack fill, seal coat, and restripe with updated square footage for a total approximate 636,342 SF.
3. Are there specific areas of repair/patching? Are cold patches to be pulled?
  - a. Patches in place to remain. Only (1) one area will be required to be repaired with cold patch, located at the north side of the East Lot. Prior to placing asphalt, remove dirt and debris, prep area with base as needed, compact subgrade and base by mechanical means. Refer to attached picture for location.
4. What is the square foot of the patches?
  - a. See answer to question #3
5. Two coats of seal?
  - a. Yes, refer to revised SOW, section 3.3.2.
6. We can now showdown access to both the East and West lots at the same time?
  - a. Yes, East and West Lots cannot be closed at the same time. Must be closed one at a time. Smaller lots may all be closed as needed during the Work. Refer to the SOW, the West/East Lots and CDC/SW Lots will need to be phased separately and cannot be blocked off at the same time to allow for staff and students to park during your scope of work. Refer to Special Conditions 00800 for Interim Milestones for specific dates to begin and complete work.
7. Vendor to pressure wash as needed?



# Ventura County Community College District

PURCHASING DEPARTMENT

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- a. Contractor will not pressure wash.
  
- 8. Date of last maintenance for each lot?
  - a. Unknown, however to our knowledge maintenance has not been completed within the last (2) two years.
  
- 9. Is Lot repair to include damage from tree roots?
  - a. No tree root repair, refer to question #3 to repair and patch the one location.

*End of Section*

# TECHNICAL SPECIFICATIONS

## Section 01000

### 1.01 GENERAL INFORMATION

**A. Job Walk**

All bidders are required to attend the job walk to be eligible to bid on this project.

**B. Discrepancies**

Where there are discrepancies between the General Conditions of the Ventura County Community College District and the Technical Specifications and Drawings, the General Conditions of the District shall take precedence.

**C. Alternative Materials**

The use of a manufacturer, product brand name or make in the specifications is not intended to restrict bidders. The specifications establish the character or quality of the article desired. Alternative materials or goods on which other proposals are submitted must, in all cases, be equal or exceed in every detail to the item specified. Bid must clearly state the brand, make or model number. Alternative goods and materials are subject to review and must be approved prior to the date listed on the bid specifications. The District, for inspection and specification testing, may require samples of bid items. Samples furnished must be free of expense to the District. Samples furnished must also be identical in all respects to the products specified in the bid. Samples, if not destroyed by tests and if requested, will be returned at the bidder's expense. All goods furnished under this contract shall be newly manufactured goods. Used or reconditioned goods are prohibited, unless otherwise specified.

**D. Questions Concerning Technical Specifications**

Technical specifications continue on the following pages. All questions regarding this bid and or specifications should be directed to the Purchasing Department of the District. Questions should be addressed by e-mail to the Purchasing Specialist handling this bid. Questions must be submitted by e-mail no later than 5:00 p.m., Wednesday 01/24/2024.

**E. Technical Specifications & Plan Drawings**

The technical specifications and the plan drawings continue on the following pages and are considered a part of this bid package:

REVISED SOW Parking Lot Maintenance\_012524  
Revised Parking Lot Layouts\_012524  
North Lot Layout\_012524  
CDC Lot Layout\_012524  
#3) REPAIR & PATCH



January 25<sup>th</sup>, 2024

## **SCOPE OF WORK**

### **Parking Lot Maintenance**

**SCOPE OF WORK:** Work shall consist of furnishing all labor, materials, and warranties to complete some minor asphalt repairs, crack sealing, seal coating, and restriping of approximately 636,342 SF of asphalt in 8 parking lots on Ventura College campus as indicated in Fig 1. Restripe the CDC, East, MCE Staff, North, SW, and West parking lots as previously designed. The North and CDC lots are to be redesigned and submitted to the CM for approval prior to striping. Clean, prepare, and paint approximately 18,000 LF of curbing across campus. The contractor shall be responsible for the verification of all measurements and quantities necessary to complete all facets of the work.

**All work shall comply with trade standards, all current applicable codes, and Caltrans Specifications for 2023.**

1. **BACKGROUND:** The project involves the repair, maintenance, and enhancement of approximately 785,328 square feet of asphalt across 8 parking lots on the Ventura College campus. The West/East Lots and CDC/SW Lots will need to be phased separately and cannot be blocked off at the same time to allow for staff and students to park during your scope of work. The Construction Manager (CM) for this project will be Jesse J. Sluder or his designated appointee. The CM can be reached at office: (805) 289-6235 or cell: (805) 746-4413.

2. **LOCATION:** Work site is the parking lots at Ventura College 4667 Telegraph Road, Ventura, CA. 93003.

3. **PRINCIPAL FEATURES:** The work to be performed will include the following items:

#### 3.1 Preparation Phase:

3.1.1 Conduct a thorough site inspection to assess the current condition of the asphalt surfaces. Develop a detailed project plan outlining the specific repairs and maintenance activities required for each parking lot.

3.1.2 Contractor shall take all necessary steps to protect the storm drain system from discharges of construction-related debris, including: wastewater, sweeping and pressure washing containing and sediment-contaminated runoff.

3.1.3 Contractor shall implement Best Management Practices (BMPs) such as providing sediment controls on downstream storm drain inlets.

3.1.4 Contractor shall protect all existing utilities and improvements not designated for repair and shall restore damaged or temporarily relocated utilities and improvements to a condition equal to or better than they were prior to such damage or temporary relocation.

3.1.5 Contractor shall exercise all necessary precautions so as not to damage or destroy any trees or shrubs, to include trimming, pruning or otherwise unless prior authorization



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by FM&O personnel has been granted.

3.1.6 Ensure a protective barrier (plastic) to all storm drain catch basin grating, utility vault lids, and all areas not to receive seal coat application. All items coated in the process shall be cleaned of materials at no cost to the District. All items that cannot be covered with plastic shall have a release agent applied to prevent asphalt from adhering to the surfaces.

3.1.7 Provide and place protective tape, delineators, and/or barriers to secure the lot from vehicular traffic for not less than 36 hours prior to work beginning. Implement a comprehensive traffic control plan to minimize disruptions to campus activities. Clearly communicate temporary changes in parking arrangements to students, faculty, and staff. Ensure the safety of workers and campus community members during construction activities.

### 3.2 Asphalt Preparation and Repairs:

3.2.1 Identify and mark areas with potholes, cracks, or other damages requiring repair. Removing all loose asphalt debris/materials

3.2.2 Clean lots and roadways with mechanical brushing and blowers as required to ensure surface is thoroughly cleared of all loose debris, oil and fuel containing substances. Exercise caution to prevent debris from entering storm drains, curb inlets, and or damaging buildings.

3.2.3 Perform necessary patching, filling, and leveling of potholes to a level finish using Hot Mix Asphalt. Prior to placing asphalt, compact subgrade by mechanical means and address any surface irregularities to ensure a smooth and even pavement. Apply tack coat to all edges.

3.2.3 All cracks shall be blown clean by high pressure air. All old material and other debris removed from the cracks shall be removed from pavement surface immediately by means of power sweepers, hand brooms or air brooms.

3.2.4 Where cracks show evidence of vegetation, an herbicide/sterilant shall be applied 10 days prior to any work being performed. All vegetation shall be removed and sterilized by use of Propane Torch unit generating 2000 degrees F. and 3000 foot/second velocity to eliminate all vegetation, dirt, moisture, and seeds at the commencement of crack sealing.

3.2.5 Cracks 1/8" wide or greater shall be cleaned and filled with suitable rubber based (applied at not less than 375 degrees) material. Crack sealant shall be pressed into crack using squeegees as necessary and leave a raised appearance upon application. Crack-filling material shall be allowed to cure prior to seal coating operations.

### 3.3 Finishing and Restriping:

3.3.1 Remove existing faded or damaged striping and pavement markings.



3.3.2 Install two coats of surface seal in accordance with manufacturer's written directions and recommendations to all areas of the lots and drive areas as identified in the images provided (approximately 636,342 SF). Comply with the Standard Specifications For Public Works Construction (current edition) or 2023 Caltrans Standard Specifications, whichever is more stringent. Agitate bulk materials during transport. Provide one of the following surface seals:

| <b>Product Name</b> | <b>Manufacturer</b>         |
|---------------------|-----------------------------|
| 1. Guard-Top        | CALMAT / Industrial Asphalt |
| 2. Over Kote        | Diversified Asphalt Product |
| 3. Park Top         | Western Colloid Products    |
| 4. Sure Seal        | Asphalt Coating Engineering |
| 5. Super Drive Top. | SAF– T Seal. Inc.           |

3.3.3 Re-stripe parking lots at a rate of not more than 215 SF per gal with two coats of traffic rated paints and reflective beads meeting 2023 Caltrans Standard Specification. Layouts for restriping the East, West, MCE Staff, and Southwest Parking lots are to be as previously designed. The North and CDC lots are to be redesigned and submitted to the CM for approval prior to striping. Lot striping shall include all parking stalls, ADA, "No Parking" areas, Stop Bars, "Stop" stencils, "Staff" stencils, Directional Arrows, Speed Limits (5 MPH at East and West lots only), Crosswalks and other pavement markings according to ADA and local regulations. Confirm striping plan and stencil placement with CM prior to striping operations. Striping layout shall be inspected and approved by CM prior to final striping at all parking lots.

3.3.4 No striping shall be applied prior to a 24-hour period after seal coating placement. Ensure seal coating has dried completely in all areas prior to striping.

#### 3.4 Quality Assurance:

3.4.1 Conduct regular inspections throughout the project to ensure work is in compliance with specifications. Address any issues or discrepancies promptly to maintain project schedule and quality standards.

3.4.2 Maintain detailed records of materials used, material temperatures, work performed, and any unexpected challenges encountered. Provide a final project report, including as-built drawings and maintenance recommendations.

3.4.3 Ensure all work is completed within the agreed-upon timeframe. Conduct a final walkthrough with campus representatives to ensure satisfaction with the completed project before moving onto the next parking lot.

3.4.4 Implement environmentally friendly practices, such as proper disposal of materials and adherence to local environmental regulations.

3.5 Paint approximately 18,000LF of curbing throughout the campus. Including but not limited to West Campus Way, Central Campus Way, East Campus Way, all parking lots not designated, drop off zones, loading zones, fire lanes, etc.



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Clean up and disposal of all materials/waste and construction debris is the sole responsibility of the contractor upon completion of all work.

See attached Google Map Image of parking lots For Reference Only.

**END OF SCOPE**



Ventura College will pressure wash this area only the week of May 20th, 2024. Coordinate prep work with Ventura College.

Measure

Click points on the map to measure distances and area

Perimeter  
2,610 ft

Area  
295,380 ft<sup>2</sup>

Save to project

**EAST LOT: 295,380 SF**  
Crack fill, seal coat and restripe.



**WEST LOT: 196,141 SF**  
Crack fill, seal coat and restripe.

Measure ⓘ ↺ ↻ ✕

Click points on the map to measure distances and area

Perimeter  
1,962 ft

Area  
**196,141 ft<sup>2</sup>**

📌 Save to project

Layers

Multimedia/Graphics

3D

📍

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English Learning Center

Auto Education Program

Welding // Auto // Manufacturing

Measure

Click points on the map to measure distances and area

Perimeter  
1,092 ft

Area  
56,343 ft<sup>2</sup>

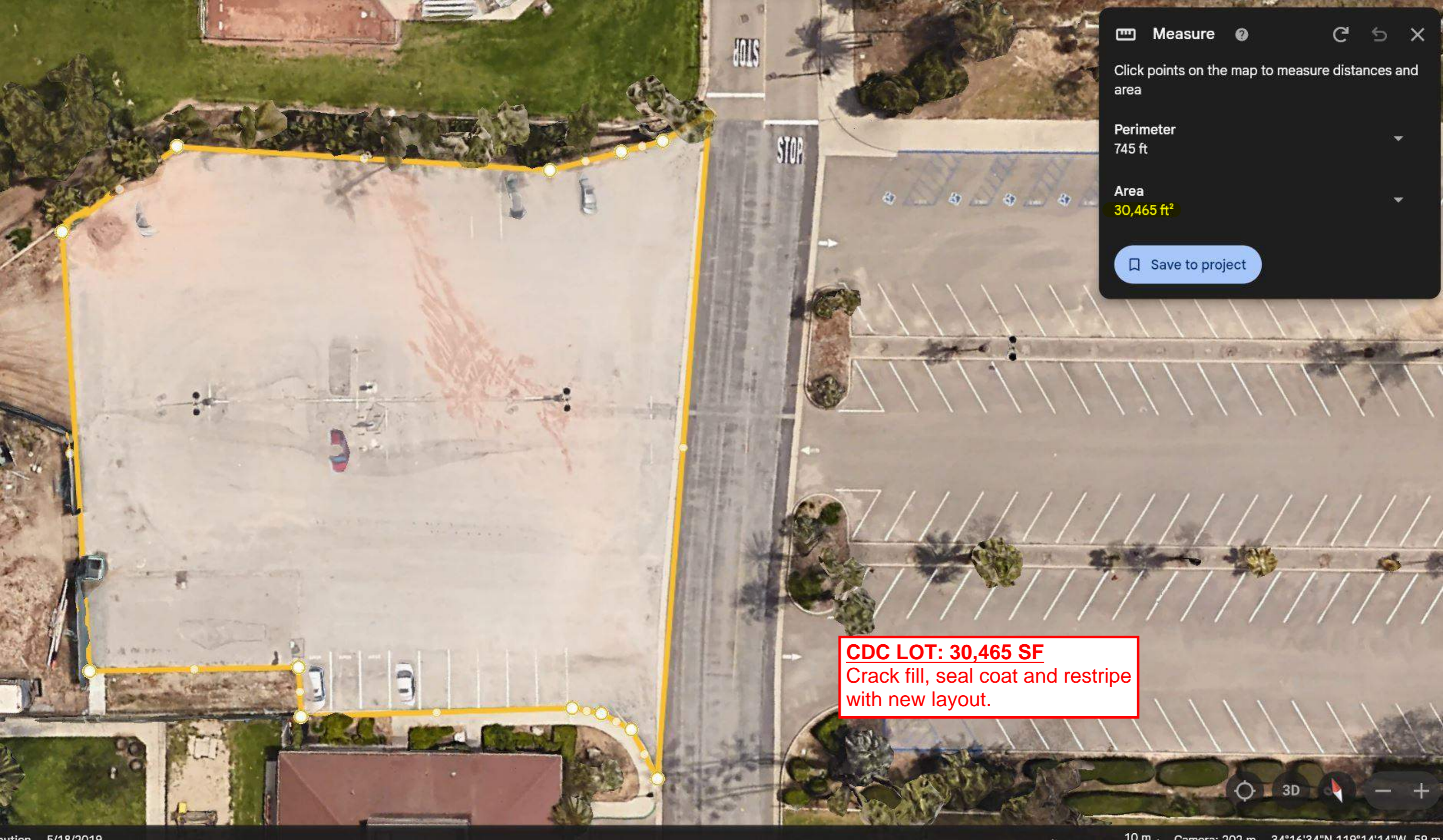
Save to project

**NORTH LOT: 56,343 SF**  
Crack fill, seal coat and restripe  
with new layout.

Environmental/  
Construction Tech

Layers

3D



Measure ? ↺ ↻ ✕

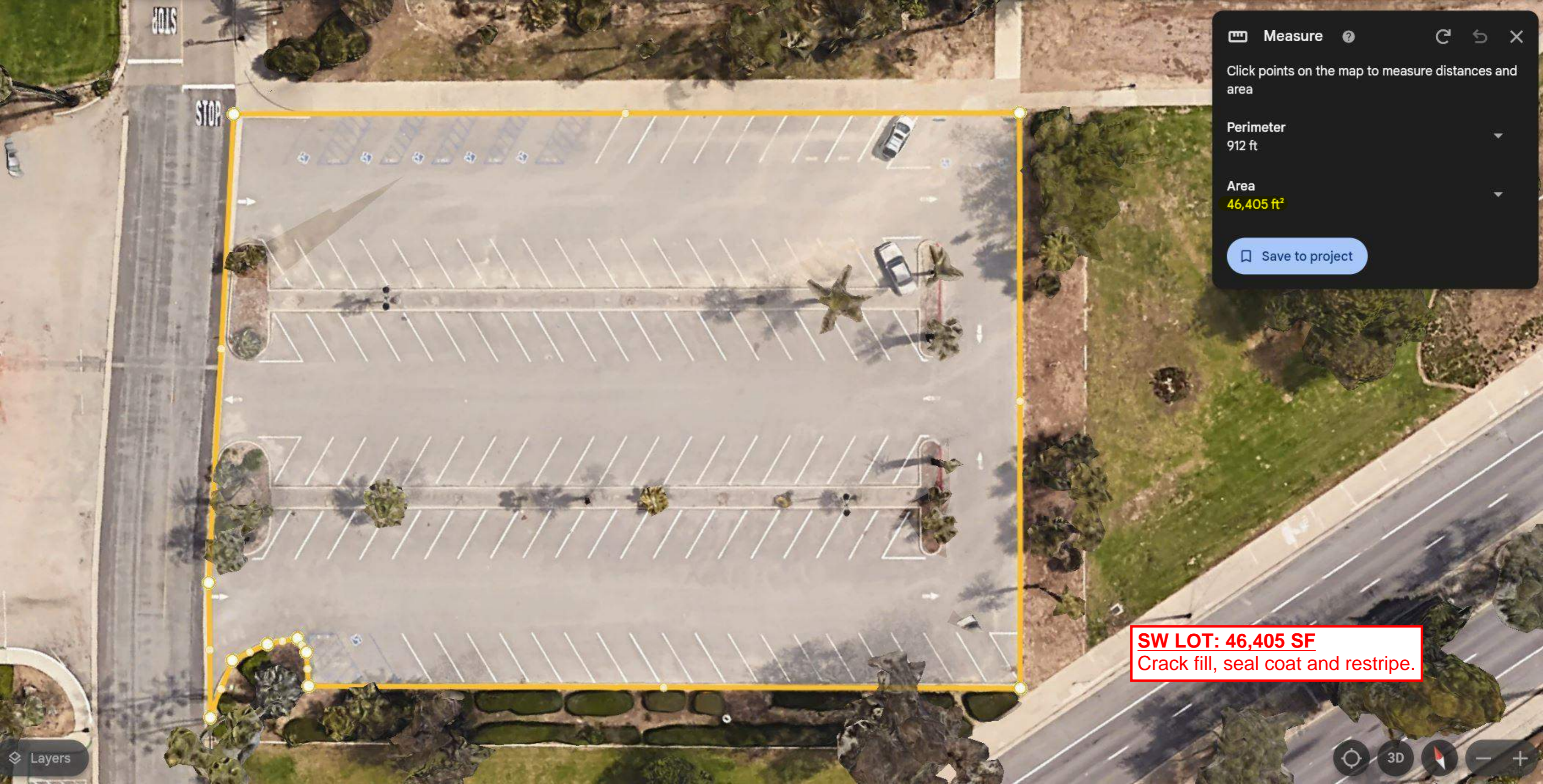
Click points on the map to measure distances and area

Perimeter 745 ft ▾

Area **30,465 ft<sup>2</sup>** ▾

📌 Save to project

**CDC LOT: 30,465 SF**  
Crack fill, seal coat and restripe  
with new layout.



Measure ? ↺ ↻ ✕

Click points on the map to measure distances and area

Perimeter  
912 ft

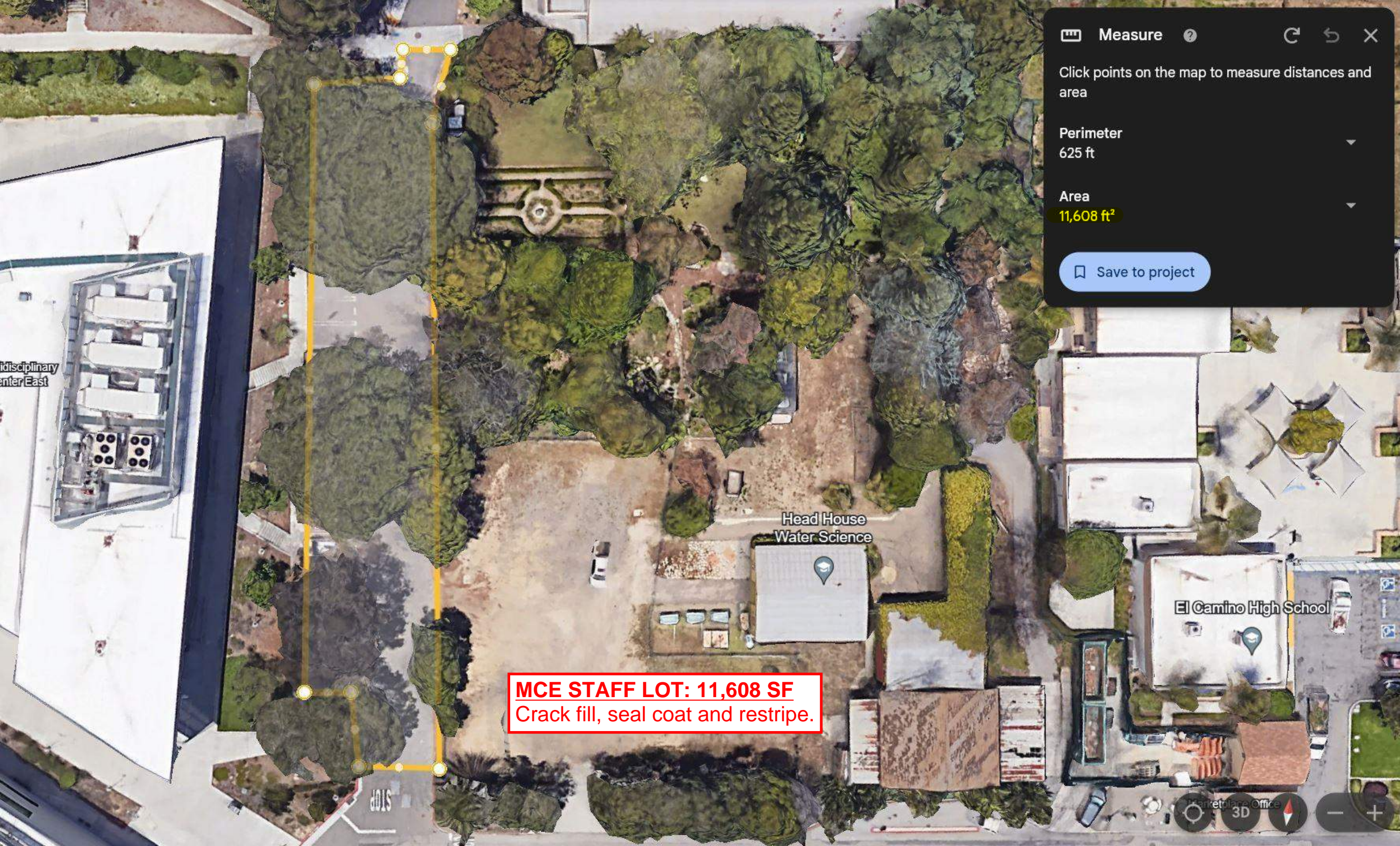
Area  
**46,405 ft<sup>2</sup>**

📌 Save to project

**SW LOT: 46,405 SF**  
Crack fill, seal coat and restripe.

Layers

🔄 3D 📍 - +



Measure ? ↺ ↻ ✕

Click points on the map to measure distances and area

Perimeter 625 ft ▾

Area **11,608 ft<sup>2</sup>** ▾

📌 Save to project

**MCE STAFF LOT: 11,608 SF**  
 Crack fill, seal coat and restripe.

Disciplinary Center East

Head House Water Science

El Camino High School




STOP

Maple Office 3D

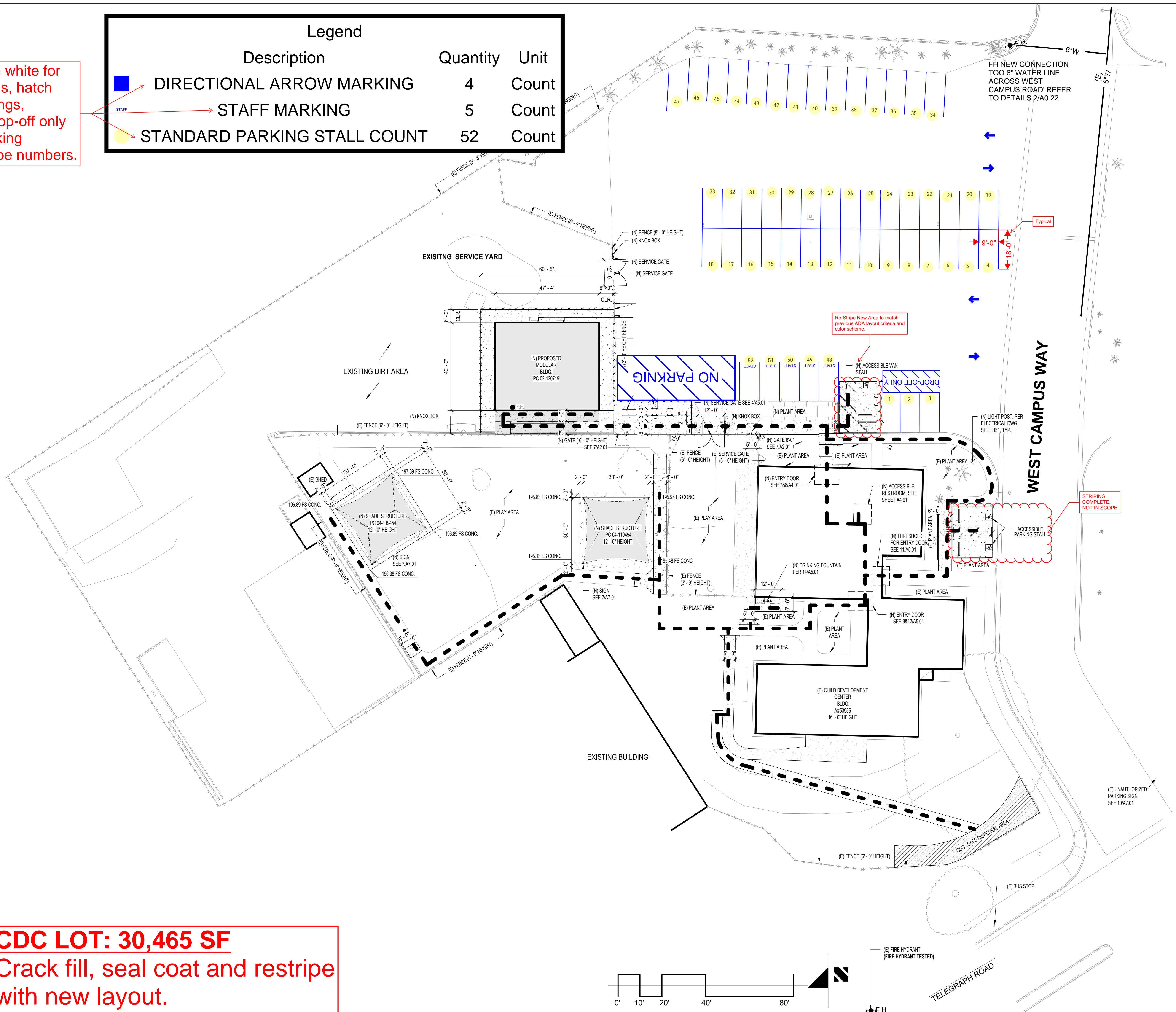
⊖ ⊕



Color of striping to be white for standard parking stalls, hatch markings, staff markings, directional arrows, drop-off only markings and no parking markings. Do not stripe numbers.

| Legend   |          |       |  |
|--|----------|-------|--|
| Description  | Quantity | Unit  |  |
|  DIRECTIONAL ARROW MARKING    | 4        | Count |  |
|  STAFF MARKING                | 5        | Count |  |
|  STANDARD PARKING STALL COUNT | 52       | Count |  |

**CDC LOT: 30,465 SF**  
Crack fill, seal coat and restripe with new layout.





NO  
PARKING  
ANY  
TIME

**REPAIR AND PATCH**

