

EXHIBIT I

1. Q. What is the EMR requirement for this project???

- A. There are no City of Irvine Experience Modification Rate (EMR) requirements for this project. Contractor's attention is directed to the bid document forms to be completed and submitted with the contractors bid including but not limited to Information Required of Bidders, Non-Collusion Declaration, False Claims, Civil Litigation and Arbitration History, Criminal Convictions, Violation of Law or Safety Regulation and the Notice Inviting Bids Debarred Contractors List.

2. Q. Please confirm if bidders who attend the pre-bid conference but were unable to attend the site-walk due to not having PPE, are still eligible to bid on this project?

- A. If you attended the mandatory pre-bid meeting, April 21, and were unable to partake in the job walk due to no PPE, please reach out to Michelle Cardona at mcardona@cityofirvine.org or 949-724-7369, if you are still interested in walking the site.

3. Q. Are there any pre-qualification documents that general contractors need to submit?

- A. Please refer to bid documents for any documents that general contractors need to submit.

4. Q. Must MEP subcontractors be prequalified?

- A. Please refer to bid documents for any documents that general contractors need to submit.

5. Q. Contract Duration Basis: Section 01 10 00 / Please confirm whether a schedule float / weather-day allowance is included in the 140 days, and whether an extension will be granted if there is a long lead time item during the preconstruction phase.

- A. 1. Regarding Schedule Float / Weather-Day Allowance, please note the following:
- i. A scheduled float / weather-day allowance is not included in the 140-day contract duration. Requests from the contractor for a rain day, or rain-related delay will be reviewed on a case-by-case basis and, if warranted, will be added to the contract working day duration. Because most of the TI work will take place inside the Fieldhouse building, rain delays are not anticipated.
2. Regarding Long Lead Items, please reference the Contract Bid Documents noted below:
- i. Technical Specifications: Project Management and Coordination, Section 01 31 00, 1.9 Project Meetings, B. Preconstruction Conference, 2. Agenda, d. Critical work sequencing of long lead items.

- ii. Technical Specifications: Submittal Procedures, Section 01 33 00, 1.4 Submittal Schedule, A. Submittal Schedule, 1. Initial Submittal Schedule.
- iii. Special Provisions: Section 6 – Prosecution and Progress of the Work, 6-1.6 Baseline Schedule, a), 7) Long Lead Items.

6. Q. Owner Pre-Purchase of Long-Lead Equipment: Current market lead times indicate the following items are likely to drive the critical path beyond 140 days: (i) Switchgear, panelboards, and transformers (Section 26 24 13 / 26 24 16 / 26 22 13) — 20 to 40+ weeks; (ii) Outdoor AHUs and RTUs (Section 23 74 13) — 16 to 24 weeks; (iii) Walk-in cooler/freezer and food service equipment (Section 11 40 00) — 10 to 14 weeks; (iv) Aluminum-framed storefront (Section 08 43 13) — 10 to 12 weeks. Will the Owner pre-purchase any of the above for Contractor assignment at Contract execution, or otherwise provide them as OFCI / NIC? If not, please confirm that the contract duration accounts for these lead times.

A. Refer to plans to confirm any owner installed (Existing) items or Owner Furnished Contractor Installed items. Any CFCI items to be included within the contract time.

7. Q. Deferred Submittals and AHJ Review: The drawings identify three deferred submittals: Fire Sprinkler (NFPA 13), Fire Alarm (Section 28 31 11), and Hood Fire-Suppression (UL-300). Please confirm: (a) the guaranteed maximum AHJ plan-check turnaround for each, and whether it is included in the 140-day duration; (b) whether the Owner will accept a Contractor-initiated pre-submittal for these packages during the bid period to shorten AHJ review once NTP is issued; (c) the party responsible for schedule impact if AHJ review exceeds the assumed duration.

A. GC is responsible for obtaining all required permits and deferred submittals within the contract time.

8. Q. Commissioning and Title-24 Acceptance Testing: Sections 01 91 13 and 23 08 00 require full MEP commissioning. Please confirm: (a) whether the Commissioning Agent is owner-contracted or GC-contracted; (b) whether the seasonal re-test is required prior to substantial completion; (c) the time allowance within the 140 days for Title-24 lighting control / mechanical acceptance testing and Cx functional performance tests.

A. 1. The Commissioning Agent will be engaged by the owner to evaluate the commissioning process, however, the awarded contractor shall include all necessary coordination, support, and commissioning-related activities required for successful project completion and acceptance.

2. The seasonal re-test is required prior to substantial completion

3. All Title-24 lighting control / mechanical acceptance testing and Cx functional performance tests shall be provided within the contract time.

9. Q. Scope Coordination: Natural-Gas Piping: Section 23 11 23 (Facility Natural-Gas Piping) is listed under Division 23 HVAC but is typically installed by the

plumbing trade. Please confirm the intended trade allocation or whether this is left to the Contractor's discretion.

A. Trade allocation for Section 23 11 23 – Facility Natural-Gas Piping shall be at the Contractor's discretion.

10.Q. Existing Conditions, Demolition and Selective Abatement: Drawings ID01 and ID02 show selective demolition. (a) Has a pre-demolition hazardous-materials survey (asbestos / lead / PCB) been performed and is the report available to bidders? (b) If ACM or lead is encountered, is abatement by Owner under separate contract, or is it within the GC's scope as a change-order item? (c) Please clarify the extent of existing TPO roof to remain and any documented conditions that would void the manufacturer's existing warranty during Section 07 54 24 repairs.

A. Response as follows:

- a) Demo Plan Notes on ID01 and ID02 refer to the demolition of newly constructed work that is being removed to facilitate the Tenant Improvements. There are no asbestos, lead, or PCBs contained in the new materials that are being demolished.
- b) Reference a) above.
- c) Reference the Contract Documents for the extent of existing TPO roof to remain and any documented conditions that would void the manufacturer's existing warranty during Section 07 54 24 repairs.

11.Q. Responsibility Matrix Clarifications: The Responsibility Matrix on Sheet G001 indicates 3rd-Party Inspection is not by Ware Malcomb. Please confirm whether the Owner will retain the DSA / Special Inspector directly, or whether this is a GC scope. Also confirm that Civil and Exterior Architecture shown as not-by-WM are not required under this contract.

A. Refer to G001 for Special Inspection and Structural Observation requirements. Special Inspection will be retained by the City, but the awarded contractor must coordinate when inspection is required.

12.Q. If we missed the pre-bid meeting, can we still submit an Architectural proposal?

A. Only GCs who attended the pre-bid meeting are eligible to submit bid.

13.Q. Are General Contractors required to be pre-qualified with the City of Irvine prior to bidding on this project?

A. Please refer to bid documents.

14.Q. RFI 01 - In order to accurately calculate our percentage of self-performed work, please confirm that the following "specialty items" are not included in the total used to determine the self-performance requirement: Electrical, HVAC, Plumbing, Structural Steel

Please confirm that these trades are to be excluded from both: a) The total contract value used as the basis for calculating self-performed work, and b) The calculated dollar amount required to be self-performed by the prime contractor as referenced in 2024, Kelly Greenbook Section 3-2 Self Performance.

A. Please reference the Contract Bid Documents noted below:

- i. Special Provisions: Section 3 – Control of the Work, 3-2 Self Performance.
- ii. Instructions to Bidders, Proposal Requirements and Conditions: Schedule of Work.

Note that there are no items of work identified or designated as (S) or (S-F) indicating that they are considered a “Specialty” item.

15.Q. RFI 02 - Please confirm who will be responsible for carrying the cost of the kitchen equipment.

A. Awarded contractor. Please reference the Bid Documents.

16.Q. RFI 03 - Please confirm exact furnish/install responsibility for each Division 11 item, including food service.

A. Awarded contractor. Please reference the Bid Documents.

17.Q. RFI 04- Please confirm the basis of award. Will it be determined based on a combination of the base bid and the alternate bid items?

A. Base bid.

18.Q. RFI 05 - On Site Plan - Sheet I100, please confirm who will be responsible for Item 112- New Fence Enclosure.

A. Awarded contractor

19.Q. RFI 06 - On Site Plan- Sheet I100, please confirm who will be responsible for Item 115 - (15) Short Term Bike Rack?

A. Awarded contractor

20.Q. RFI 07 - The Fire Alarm sheets ETF10–ETF12 are marked “REFERENCE ONLY.” Please confirm that no work is required under this scope.

A. The Fire Alarm system is to be provided. This system is a Deferred Submittal, as specified on Sheet G001, to be approved by AHJ.

21.Q. RFI 08 - Provide a TI vs core-and-shell boundary matrix for ceilings, power, fire alarm, lighting, and specialty supports.

A. Any item in the drawings is to be done in the TI unless noted as 'existing'.

22.Q. RFI 09 - Please confirm the RFI deadline for this project. On PlanetBids it states a 4/28/26 deadline. Yet, on specs NIB-V, it states that "All questions relative to this project prior to opening bids must be submitted via PlanetBids no later than five (5) business days prior to the bid opening date...". Please advise.

A. RFI Deadline was 4/28/26.

23.Q. RFI 10 - Please confirm final wall pad colors for WP-6A and WP-6B.

A. Navy

24.Q. RFI 11 - Sheet I630-Finish Schedule-calls for Tarkett Clutch Court LP Sleeper system for WDF-1. This is a generic sleeper/plywood system floating system. However, Paragraph 2.4.B.2 calls for sleeper anchors. What is the specified system? Please advise.

A. Follow the Technical Specifications.

25.Q. RFI 12 - Sheet I630-Finish Schedule-calls for WDF-1 Alt.1 Connor Sport VIP system. Sheet I630-Finish Schedule-calls for WDF-1 Alt.2 Junckers (unknown system). There are no Alternates for Division 9 (only for Division 11). Please clarify.

A. Follow spec book.

26.Q. RFI 13 - Please note that the Clutch Court LP Sleeper and VIP options are not equal. Please advise.

A. Follow the Technical Specifications.

27.Q. RFI 14 - Paragraph 2.3.B.2 calls for edge of flat cut for wood flooring. The edge cut requires significant wood waste, which means cutting down more trees. Please specify the flat cut.

A. Follow the contract documents.

28.Q. RFI 15 - Paragraph 2.3.B.4 calls for 2-3/4" wide flooring. According to MFMA standards, the standard width for wood flooring is 2-1/4". Please advise.

A. The flooring width should be 2 1/4"

29. Q. RFI 16 - Paragraph 2.4.B.3 calls for shims. Gymnasium floors cannot be shimmed without compromising the performance characteristics of the flooring system. Please advise.

A. No shims allowed in gymnasium flooring installation

30. Q. RFI 17 - Paragraph 3.2.A calls for the required 1/8" in any 10' radius concrete surface tolerance. Please remove shims from the specs.

A. No shims allowed in gymnasium flooring installation

31.Q. RFI 18 - Paragraph 2.5.A.2.a calls for use of Group 3 finishes. Group 3 includes oil-based finishes that do not comply with CA's VOC content requirements. Please replace with a Group 5 finish.

A. Follow California requirements.

32.Q. RFI 19 - Paragraph 2.6.B calls for MVE-Control System. Please specify the MVE-Control System. Please note that for floating installation, the MVE system is not required if the moisture content does not exceed 85% RH.

A. Moisture testing is required.

33.Q. RFI 20 - Paragraph 3.2.A calls for the concrete correction work. Since this scope of work is unforeseen, please provide an Allowance to perform this work. It could cost up to \$100,000 depending on the actual moisture content conditions.

A. All required concrete correction work per Technical Project Manual Section 3.2.A is awarded contractor's responsibility.

34.Q. RFI 21 - Page 24 of the Bid Submittal Checklist provides only five lines for listing subcontractors. This does not appear to provide sufficient space, as each subcontractor entry requires two lines for the company name and location. Please provide a full blank subcontractor listing page for inclusion with the bid submittal.

A. Please submit multiple and/or sufficient copies of the List of Subcontractors page to include all subcontractors.

35.Q. RFI 22 - Please provide effective date for Letter of Assent, attachment A, Community Workforce Agreement.

A. It is agreed that all Contractors of whatever tier, who have been awarded Project Work contracts shall be required to accept and be bound to the terms and conditions of this Agreement, and shall evidence their acceptance by the execution of the Letter of Assent, prior to the commencement of any Project Work.

36.Q. Is there a bid form to submit our pricing or is the pricing only entered on the PlanetBids line items tab?

A. Bid form needs to be entered on PlanetBids.

37.Q. Please confirm what will be the basis of award?

A. Reference pg. ii of NIB as follows: AWARD OF CONTRACT: The award of the Contract, if it is awarded, will be to the lowest responsive and responsible Bidder whose bid complies with all the requirements prescribed. The City reserves the right, after opening bids, to reject any or all bids, to waive any informality in a bid, to make awards in the interest of the City, and to reject all other bids.

38. Q Please confirm that DETAIL 11 SECTION A&B on sheet SD-1.1 FOUNDATION DETAILS (APPLIES) to all HVAC RTUs identified on Roof Top Unit Plans Sheet ST-2.2

A. Yes, Platform Construction in accordance to DETAIL 11 SECTION A&B on sheet SD-1.1 FOUNDATION DETAILS (APPLIES) to all HVAC RTUs identified on ROOF TOP UNIT Plans Sheet ST-2.2