

MILITARY DEPARTMENT
OFFICE OF THE ADJUTANT GENERAL
10601 Bear Hollow Drive
Rancho Cordova, California 95670



SOW Addendum #3

IFB No. 127288 – Barracks Buildings 4209, 5006 & T6108 Renovation
Camp Roberts - San Miguel, CA
5/18/2026 at 2:00 PM

5/5/2026

Please review the following addendum to IFB No. 127288.

- 1. Attachment 1, Addendum RFI Responses Dated 05 May 2026.**
- 2. The bid due date is unchanged.**

Please note that *no verbal* information given will be binding upon the State unless such information is issued in writing as an official addendum.

**Sergey Kinchak
Contracting Manager**

Attachment 1
Addendum RFI Responses Dated 05 May 2026

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Request for Information (RFI)

IFB No. 127288 – Barracks Buildings 4209, 5006 & T6108 Renovation
Camp Roberts - San Miguel, CA
5/18/2026 at 2:00 PM

5/5/2026

Please review the following questions and answers for IFB No. 127421.

Construct Connect

1. Is there a sign in sheet from the site walk held on 4/7/26 available?
 - a. Answer: Yes, it was uploaded to calEprocure.
2. Is there an estimated cost or budget for this project?
 - a. Answer: \$1.5M per Building.
3. Do you have an anticipated start date or completion date at this time?
 - a. Answer: Job starts 45 calendar days from contract award, 365 calendar days for period of performance.

M.A. Steiner Construction

1. Will compensation for unforeseen conditions be handled through the standard change order process?
 - a. Answer: If there are any unforeseen conditions, a Contract Amendment would be processed through a change order if money is available.
2. Has the Owner established, or will the Owner consider establishing an Owner-controlled contingency or reserve allowance that may be utilized for such conditions?
 - a. Answer: All projects are programmed with a contingency.
3. Should bidders include any assumptions or allowances within their base bid to account for potential unforeseen dry rot and bat remediation?
 - a. Answer: Yes. Building 5006 has both. Othe Barracks may as well.
4. What permits are required for this project?
 - a. Answer: None.
5. Will you be providing a spec section for door hardware.
 - a. Answer: No.

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6. **Given the potential for unforeseen conditions, such as a greater-than-anticipated extent of dry rot in existing structures, please clarify how the California Military Department intends to address associated cost impacts. Specifically:**
 - a. **Will compensation for unforeseen conditions be handled through the standard change order process?**
 - i. **Answer: Yes.**
 - b. **Has the Owner established, or will the Owner consider establishing an Owner-controlled contingency or reserve allowance that may be utilized for such conditions?**
 - i. **Answer: Yes.**
 - c. **Should bidders include any assumptions or allowances within their base bid to account for potential unforeseen dry rot and bat remediation?**
 - i. **Answer: Yes, Bidders should budget for dryrot repair and potential bat remediation.**
 - d. **What permits are required for this project?**
 - i. **Answer: None.**

Rubicon Builders

1. **Could you please provide the notice to bidders and specifications?**
 - a. **Answer: Specifications were uploaded to CalEprocure.**
2. **Additionally, could you please confirm the anticipated project duration and whether there are any prequalification requirements or steps needed prior to bidding?**
 - a. **Answer: 365 calendar days for period of performance. There are no prequalification requirements.**

CALTEC Corp.

1. **Please provide the engineer's estimate?**
 - a. **Answer: \$1.5M per Building.**
2. **Are there any plans or as-built drawings available for the buildings to help identify the area or volume of the work?**
 - a. **Answer: There are two sets of drawings that were provided with the initial IFB. Drawings by Nick Giannini and the CMD, and Fire Suppression Drawings by Yamabe & Horn.**

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Pac-West General

1. **Drawing A3 depicts door 3/ for the mechanical/ laundry room. Per the door and frame schedule on A7 this is a new hollow metal frame with a pair of 2'-0" x 6'-8" doors. During the job walk it was noticed that other barracks have a roll up door installed. Please advise if a roll up door is to be installed in lieu of the specified double door and frame. Contractor to include revising framing and metal trim to account for a roll up door.**
 - a. **Answer: Refer to the plans and specifications**
2. **Per the scope of work, it states for corner guards to match existing. Please confirm all cornerguards are to be primed and painted.**
 - a. **Answer: Correct**
3. **At building 5006 the first-floor latrine had been infill framed with floor joists and floor sheathing along with the entry door adjacent to the stair has been framed in. Please confirm to re-frame an entrance into the latrine for the installation of a new hollow metal frame. Also, confirm the floor sheathing and joists will be removed to expose the concrete slab and stairs scheduled for removal.**
 - a. **Answer: Yes, Reframe an entrance into the latrine where infilled for installation of a new hollow metal frame. floor sheathing and joists will be removed to expose the concrete slab and stairs scheduled for removal. Demo 2nd floor latrine, demo 1st raised floor in latrine, match other barracks buildings, refer to Drawings/Specs.**
4. **In accordance with General Note 5 on drawings T1 the contractor is responsible for adequate public safety and traffic control. Confirm the entire perimeter of the site for the 3 barracks under construction in the quad are to remain enclosed and secure throughout the duration of the project per an approved site utilization plan.**
 - a. **Answer: Correct**
5. **Per the SOW addendum 01- question 3 notes there are two sets of drawings provided for the project:**

The answer reads "Yes there are two (2) sets of drawings. Both were uploaded in Cal eProcure. Collings & Associates (Fire Protection) dated March 31, 2021 and Nick Giannini (State Military Dept.) dated 11 April 2019."

However, the Scope of work dated 11 March 2026 states all work is to comply with this statement of work, fire protection drawings by Collins & Associates dated April 2, 2020, Drawings provided by Yamabe & Horn Engineering dated March 9, 2020, and drawings provided by the State Military Department dated April 11, 2019.

Please advise on the following:

- a. **The dates on the Collins & Associates conflict, as the scope of work states April 2, 2020 and the response in the Addendum references drawings dated March 31, 2021. Which set of fire protection drawings are we using.**

- i. Answer: For the fire protection use the Yamabe & Horn set. Remember fire sprinklers are not part of the scope and fire alarm is to be handle through deferred submittal.
 - b. The response in the addendum does not reference drawings by Yamabe & Horne dated March 9, 2020, please advise if there is a missing set of drawings that should be included with the bid set.
 - i. Answer: Primarily, you will refer to the set generated by Nick Giannini (California Military Department). Refer to the Yamabe & Horn engineering Drawings for the Fire Protection.
- 6. The Scope of work dated 11 March 2026 states all work is to comply with this statement of work. If the drawings or specifications do not identify the work, please confirm we are still required to furnish and install in accordance with the requirements of scope of work as well. Confirm the scope of work provided for the project is part of the contract documents and applies in conjunction with the plans and specifications.
 - a. Answer: the scope of work in the IFB is the primary scope to be followed.
- 7. Addendum 1 dated 4/15/2026 – question 4 provides the scope required for a new roof, soffit, downspouts, and gutters at building T6108. Please confirm the following: The eve blocks that will be drilled with (3) 2 ½” diameter holes in every other rafter bay are through lead paint. Confirm this work to be completed by an licensed abatement contractor.
 - a. Answer: if lead is confirmed in this material, then yes.
- 8. Also confirm the roofing scope of work needs to be performed by a C-39 Roofing Contractor.
 - a. Answer: Correct
- 9. Advise if all fascia boards are to be replaced with new primed 2x lumber and wrapped with 22-gage metal clad.
 - a. Answer: Correct
- 10. Upon removal of the existing asphalt shingles, confirm the Contractor is to include all labor and materials for repairs or replacement up to 250 square feet of damaged roof sheathing. All abandoned vents, and existing clay pipe penetrations are to be filled with new sheathing.
 - a. Answer: Correct
- 11. Confirm the use of synthetic underlayment, 48” wide, slip resistant, watertight around fasteners with UV stabilized rating for one year. Synthetic underlayment technical specifications must meet or exceed AC48, AC188, BOCA, SBCCI, and ASTM D226 Type II. Brand: Kirsch Building products LLC Model: Shark Skin Ultra SA or approved equal.
 - a. Answer: Correct
- 12. The product literature provided for the roof panels call for 22-gauge material. Please confirm 22-gauge.
 - a. Answer: Correct
- 13. The existing building is Beige metal siding with dark brown fascia and trim metal. Please confirm the fascia, gutters, downspouts are to be white.
 - a. Answer: these items are to match the color.

14. Please confirm the CMD will not be paying for trash/ concrete disposal, rather the contractor is to include costs for all debris disposal in their bid and disposed of in accordance with all regulations. There will be no on-site dumping.
- a. Answer: Correct
15. Per the response to question 10 in addendum 1 dated 4/15/2026, it states to not remove diagonal braces. Per previous renovations it is my understanding the diagonal braces were removed in a sequence to avoid damage to the structure and replaced in kind as the braces are typically damaged. Please advise if braces are to be removed and replaced. Finish per drawings/specs.
- a. Answer: Diagonal braces can be removed but an appropriate shoring system must be approved prior to brace removal.
16. If the existing diagonal braces are left in place supporting the existing built-up beams, please confirm they are to be cut to allow for the drywall ceiling to tuck under the diagonal brace. Per the scope of work: "Trim knee braces at support posts that interfere with gypsum board landing against the support beams."
- a. Answer: Refer to the answer for question 5.
17. Per the response to Addendum 1 dated 4/15/2026, question 16 states the contractor will store, reinstall, clean and adjust furniture, but plan for 12-15 months of storage. So, all bidders are bidding the same quantities, please confirm to bid for 15 months of storage.
- a. Answer: Estimate for 15 months of storage.
18. Per the response to Addendum 1 dated 4/15/26, question 31, it states the contractor will humanely have the bats removed at building 5006 and will abate all live termites, replace and repair all damaged wood – for all three buildings.
- a. To remove termites, please confirm the contractor is to tent all three barracks.
- i. Answer: Correct.
- b. The repair to all damaged wood at all 3 buildings cannot be quantified until further demolition. Please confirm this will be addressed as a change order.
- i. Answer: Cannot confirm this will be a change order but will be addressed as it arises while work is underway.
19. Per the scope of work dated 11 March 2026, section 3.2 – Demolition. Item 3.2.9 states soffit material is to be vented. Trim and enclose where the edge of soffit and overhang attaches to existing wood or metal siding, fascia, and rake with metal that matches soffit material. Provide and install full metal clad on all fascia boards. Please confirm this item is not applicable, in the demolition section. The scope of work for the soffits applies to the added roof scope at building T6108, and not all barracks.
- a. Answer: Per the IFB the scope if this project are T7001 & T7003
20. Please confirm barracks T6108, and 5006 are in Monterey County and the applicable prevailing wage rates for each trade are to be paid accordingly.
- a. Answer: Per the IFB the scope if this project are T7001 & T7003

21. Per the scope of work dated 11 March 2026 – section 6 – submittals. 6.2. Submit product data 30 days prior to mobilization. Please advise on the following: Will notice to proceed be issued, then all submittals need to be submitted and approved before construction is able to start as has been the case on previous projects. In essence there is less than 365 days of actual construction, as actual construction activities cannot take place until submittals are completed.

a. Answer: NTP must be issued prior to submission of submittals. No construction activities will begin until all submittals have been approved.

22. Per the scope of work dated 11 March 2026- section 9.2 – It states the physical work of the contract shall commence within 10 days of receipt of notice to proceed and shall be complete no more than 20 working days after work starts. Please confirm 365 calendar days after work starts?

a. Answer: The performance period of the contract is 365 days.

23. Per the scope of work dated 11 March 2026- section 9.1 the onsite work under the contract shall be accomplished between 7 a.m. and 3:30 p.m. Monday through Friday. However specification section 011000 9-b.i calls work hours 8 a.m. until 4:30 p.m. – Please confirm the following:

a. Work hours are Monday through Friday 7 a.m. to 3:30 p.m.

i. Answer: There is flexibility if work activities require a different hours set but 7am to 3:30 is the preferred contractor schedule.

b. Four (4) ten hour days are not acceptable to work as Camp Roberts DPW is not available after the specified work hours should emergencies arise. Furthermore, the additional premium time wage rate would be required as any work in California past 8 hours is overtime.

i. Answer: Correct

24. Demolition drawing A1 does not depict the existing concrete stair in the latrine. Confirm the existing concrete stair is to be demolished as part of the latrine concrete demolition per keynote 6 and general note 1. Also, a new concrete stair will be formed, reinforced and placed in the location noted on A3 note 16. Please confirm the reinforcing steel is to be drilled and epoxied into the existing stem wall.

a. Answer: Reinforcing steel is required.

25. Drawing A3 note 16 calls for a new concrete landing and risers at the latrine and in the mechanical/laundry room. A.) Please confirm reinforcing steel is required in the steps. B.) Confirm the use of #4 rebar verticals and a horizontal mat along with nosing bars as required. C.) Please confirm the reinforcing steel is to be drilled and epoxied into the existing concrete slab on grade in the mechanical room and latrine.

a. Answer: A) Reinforcing steel is required.
B) #4 bar is acceptable
C) Refer to the drawings in the IFB

26. With the removal of the slab on grade at the latrines, please confirm the new slab is to have a compacted sand base, with stego wrap 10 mil vapor barrier, and reinforcing as required.

a. Answer: Please refer to the plans and specifications.

27. Keynote 6 on drawing calls for removing the existing slab on grade in the latrine and shower. It is our understanding based on talking to previous contractors the slab on grade varies in thickness from 8 to 12" and is filled with welded wire mesh. A.) Please confirm existing slab thickness. B.) A new 4" slab on grade will be installed at the shower and the latrine per keynote 23 on A3. Please advise if we are to make up the elevation difference by adding sand or class 2 base to create a 4" slab on grade.
- a. Answer: Cannot confirm the thickness of the existing slab. New slab can be a 4" slab on grade. Slab will have to be set to match existing building elevations.
28. Drawing A1 calls for removing the slab on grade in the latrine and the shower. The wall dividing the latrine and the shower shows the slab and curb being removed, however per drawing A3 it shows the wall dividing the wall and shower to remain. Please confirm the following: A.) The wall dividing the shower and latrine is to be removed so the concrete slab can be demolished in the area. B.) A new 6" tall curb with #4 reinforcing steel verticals and horizontal bars is to be added and tied into the new slabs in the shower and latrine. C.) The new concrete curb is to have anchor bolts cast into the curb in order fasten the new framed wall. D.) A new framed 2x wall with header will be framed.
- a. Answer: The CMD does not dictate means and methods. If a contractor prefers to remove the wall and rebuild or leave it a demo around it that is up to the contractor.
29. When referencing drawing A3 at the shower room 102, a section of the trench drain is shown as noted per 1/A6. However, when referencing detail 1 this is a section of the shower walls and ceiling. It appears detail 2/A6 is correct. A.) Please Confirm. B.) When referencing 2/A6, the trench drain section at the shower, please confirm #4 reinforcing steel is required to be installed around the perimeter of the trench drain as no reinforcing steel is currently called out.
- a. Answer: Refer to the plans and Specifications
30. Keynote 2 on drawing A2 calls for knock down frames at all existing interior doors. The door schedule on drawing A7 calls for 3'-0"x6'-8" doors. The existing door openings are 2'-8" wide so a 3'-0" door will not fit in the opening. A.) Please confirm the existing door openings are to be re-framed in order to accept the new size doors. B.) When reframing the openings please confirm they are to be properly framed with king studs, trimmers, and a 4x header appropriately sized to span the opening. C.) Since the openings are being re-framed please advise if the CANG would like to install welded frames in lieu of the specified knock down frame at interior walls for durability.
- a. Answer: A) Existing openings are to be re-framed to meet new opening size
B) New framing shall comply with California Building Code 2025
C) Contractor can install welded frames provided there is no additional cost to the CMD.
31. Keynote 8 on drawing A2 calls for replacing all exterior doors and frames and the opening is to be reframed. A.) Please confirm all exterior hollow metal frames are to be welded frames for durability. B.) Also confirm keynote 8 applies to ALL exterior openings on the building. Door Number 6 calls for a 60-minute rated frame/door from the barracks to the laundry. In order to achieve a rated frame a knock down frame is not acceptable. Please confirm the use of a welded frame.
- a. Answer: Knockdown frames are available with a 60-minute fire rating
32. When referencing drawing A2 keynote 13 calls for framing and installing semi recessed fire extinguisher cabinets. 2 fire extinguisher cabinets are shown on drawing A2 as note 13 typical. There are 4 locations for fire extinguisher cabinets, however, note 13 is only called out in two

locations. Please confirm 4 fire extinguisher cabinets are to be provided. Also, per the response to Addendum 1 dated 4/15/26 Four (4) - 20 lb. fire extinguishers will be provided.

a. Answer: The note is typical, but 4 fire extinguishers are to be provided.

33. Drawing A3 note 2 calls for providing 2x blocking at all mounts. Detail 7/A6 shows blocking required for handrails sim. Please confirm blocking is to be provided for all toilet partitions, mirrors, urinal screens, shelving, toilet accessories, toilet paper dispensers, behind doors at door knob height, etc.

a. Answer: Refer to the plans and specifications

34. Upon removing existing piping and other penetrations from the mechanical room, lighting above existing doors etc. the exterior siding will have holes/ damage remaining. Please confirm all existing unused penetrations will be made watertight and the exterior siding will be replaced in kind with material furnished and installed by the contractor?

a. Answer: Correct all unused or abandoned penetrations must be watertight

35. When installing the new dryer vents through the exterior wall per note 38 on A4, and the thru-wall exhaust fans EF-1 and EF-2 as shown on M2, please confirm the through wall penetrations are to be flashed to ensure a watertight seal.

a. Answer: Correct wall penetrations be watertight.

36. Drawing M3 calls for dryer vents per note 42. Please advise if the CMD supplied dryers will need the dryer vent penetration 1'-0" above the existing slab. During the site visit it was noted that the stem walls are on average about 2'-0" tall. Please confirm we are to include the cost of core drilling of the concrete stem wall for all dryer penetrations.

a. Answer: Dryer vents shall be 1' - 0" placed above stem wall.

37. When referencing drawing M2 and details 1 & 4 on M3, the return air duct and supply air ducts penetrate the exterior wall. A.) Please confirm the drywall in the mechanical room and metal and existing lead-based paint wood siding to the exterior are to be removed as necessary in order to create the duct penetrations. B.) The drawings do not indicate framing details, so please confirm the penetrations are to have a header installed with king and trimmer studs necessary to support the exterior wall.

a. Answer: Frame opening accordingly based on wall condition. If lead paint is present, contractor must follow the approved abatement plan methods.

38. Detail 3 on M3 shows a typical bollard around the mechanical units, bollards at the tankless water heaters on drawings P1, and the supports for the tankless water heaters on detail 5 on P3. These details show concrete at the base of the bollard to be 1" up from existing grade. During the job walk the completed barrack looks like a different detail where the concrete at the base of the bollard was formed with a sonotube, edged and finished. The concrete at the base of the bollard is approximately 3" above adjacent grade. For consistency of previous barracks please advise if the bollard and water heater support details should be revised to be formed with sonotube and concrete set higher than the 1" as detailed in the current drawings.

a. Answer: The CMD does not dictate means and methods of construction

39. Detail 1/M3 calls for a new 6" concrete pad with #4 @12" o.c. mechanical pad for AC-1. The drawings call for a 6'x8' concrete pad, however based on the field measurements during the job

walk it appears the mechanical units are larger requiring a 7'x10' concrete pad. Please confirm the size of the concrete pad.

a. Answer: The contractor shall form the pad based on the approved AC unit.

40. Detail 1/M3 calls for a new 6" thick concrete pad for the mechanical unit, please advise on the following: A.) The pad is to be excavated down so the concrete sets about 3" above grade. B.) The pad is to be ripped and compacted to 95%. C.) Base is to be added if necessary to achieve compaction.

a. Answer: Refer to the plans and specifications.

41. Detail 2 on E3 calls out a 3/4" conduit to AC-1 for the thermostat. Please confirm the conduit will be installed underground similar to detail 1 on E3.

a. Answer: Correct

42. Drawing M2 shows new steps from the barracks to the mechanical/laundry room. There will also be a 36x16 supply air duct in front of the stairs. Will there be enough head clearance to enter the mechanical room with the duct overhead?

a. Answer: The contractor to field verify the condition.

43. Drawing A3 note 16 calls for new stairs into the mechanical room. Please advise if handrails are to be added in the laundry room.

a. Answer: Refer to the plans and specifications

44. 3 washers and 3 dryers are shown in the mechanical/laundry room. Please confirm these will be government supplied, government installed equipment.

a. Answer: Correct

45. Detail 2 on E3 shows new washing machines in the mechanical/laundry room. Panel Schedule A note 2 calls for 3 – 20 amp 1p circuit breakers. The drawings do not indicate outlets for the washers, only the breakers. Please advise if we are to install outlets to each washer as required.

a. Answer: The contractor is required to install the outlets for washers

46. Drawing M2 at the mechanical/laundry room calls for repairing and replacing drywall as needed. Finish to a level 2 and paint with one coat of primer and 2 coats of paint. When referencing the finish schedule for the room it calls for all exposed drywall areas to be 5/8" water resistant dry wall taped & textured with a level 4 finish. Please confirm the mechanical/laundry room is to be a finished space as noted in the finish schedule, and the notes on drawing M2 are to be deleted regarding drywall finish.

a. Answer: Mechanical laundry room shall be finished with 5/8" water resistant drywall and finished to a level 4 drywall finish.

47. Elevation 1 on drawing A4 calls for the existing wood beam in the shower to be coated with polyurea. Please confirm the beam is to be wrapped in plywood then polyurea coating applied.

a. Answer: Refer to the plans and specifications.

48. Finish schedule of the mechanical room 103 on drawing A7 calls out notes W2 which is 5/* plywood on all elevations (North,south, east, west) The notes reference elevations for finish.

When referencing A3 elevation 5 on A4 is the only elevation provided which depicts FRP 5'0" a.f.f. Please confirm this is like keynote 9. Which calls for white FRP with brushed anodized aluminum trim. No other elevations are shown in the mechanical/laundry room. Please advise if plywood and FRP are to be installed on all walls 5'-0" a.f.f.

a. Answer: Correct this condition is like keynote 9.

49. Drawing A1 calls for note 2 to remove all existing finishes for the entire building including walls, flooring, and ceiling unless otherwise noted. Keynotes 13,20, 22 are specific to removing floor tiles, ceilings, and baseboards, tile & underlayment. At the barracks, please confirm all drywall, wood paneling, and siding will be removed entirely and the walls will be exposed to studs.

a. Answer: Correct

50. At the mechanical room/ laundry room the demolition drawings on A1 do not specifically address removing all existing drywall from the walls and ceilings. A.) Please confirm the entire drywall ceiling is to be removed in order to install the new 2x4 blocking 12"o.c. as detailed on elevation 5 on note 13 on drawing A4, which will need to be added to support the new 2 layers of 5/8" GWB. B.) Also confirm all existing walls in the laundry will have the existing sheetrock removed as noted on general note 2 on drawing A1 – "Remove all existing interior finishes for the ENTIRE BUILDING including wall, flooring & ceiling unless otherwise noted."

a. Answer: Refer to the plans and specifications.

51. Drawing M2 calls for repairing and replacing drywall as needed and provide a level 2 finish. Finish schedule on A7 calls W4 for all walls which is 5/8" water resistant gyp. Bd., taped & textured with a level 4 finish with semi-gloss paint. Please confirm the mechanical room is to be finished as called out in the finish schedule on A7. Also confirm "repair replace" gwb is to be removed to studs and ceiling joists.

a. Answer: Refer to the plans and specifications.

52. Drawings indicate existing framed walls have gwb & insulation at laundry as noted in the legend on drawing A2 and shown on drawing A3. Please confirm it is the CANG intent to remove the existing drywall and install new insulation in the west, east, & south walls.

a. Answer: Refer to the plans and specifications.

53. When referencing drawing A3 and finish schedule A7, all walls in the mechanical/laundry room are to have FRP wainscot installed, (height varies). The existing stem walls in the mechanical laundry room have 2' tall concrete stem walls and the framed drywall wall is not set flush with the concrete curb so it is not possible to install the wainscot as depicted on plan view A3 & elevation 5 on A4. In order to achieve a uniform plane on the walls (north/west & east) it seems as though the existing concrete stem walls are to be furred with pressure treated nailers, and the framed walls are to be furred to flush out with the framed nailers over the concrete stem wall. Please review and advise if furring is to be added to the north, west and east walls.

a. Answer: Refer to the plans and specifications.

54. Please confirm the north wall at the mechanical/laundry room will have new drywall and add insulation at the exterior wall in order to complete the building envelope.

a. Answer: Correct

55. Note 45 on A3 calls for a new furred wall for the south wall. When referencing elevation 5 on drawing A4 it shows the bottom of the furred wall to sit on a vertical 2x. As noted in previous

RFI's the existing concrete stem wall is close to 2' tall, not 6" as depicted in the drawings. A.) For waterproofing purposes please confirm a 6" wide x 6" high concrete curb is to be formed and cast in place with anchor bolts set in place to fasten the new furred wall. B.) Also confirm if the curb is added, the existing slab on grade is to be roughened and #4 dowels will be drilled and epoxied 16" o.c. with a continuous horizontal # 4 bar installed.

a. Answer: Refer to the plans and specifications

56. Mechanical drawing M3 calls for the 4" round dryer duct to route in the ceiling and wall. Detail 2 on P3 calls for routing the 3/4" gas piping in the ceiling. Please advise if all ducting and piping are to be routed to cover in walls and ceilings as much as possible?

a. Answer: Concealing ducting and piping as much as possible is the objective.

57. Please advise if all existing electrical and new conduits are to be installed in the laundry room are to be installed in wall and above ceiling in order avoid exposed conduits in a finished space.

a. Answer: Concealing ducting and piping as much as possible is the objective.

58. The entry doors 1 & 2 will need to be re-framed to receive the new hollow metal frames since the new door & frame will not fit in the existing rough openings. Upon installation of the new doors and repairing the siding, the existing downspouts over the porch entry become in conflict with the door when swinging open. Please advise if the CANG would like the downspouts to be removed and re-routed to avoid conflicts with the new door swings?

a. Answer: Yes, the CMD would prefer this approach.

59. Per the scope of work the contractor is to disassemble, remove, and existing furniture and store into contractor provided non stackable, lockable, weatherproof containers. (Sea train 20' to 40' type) Confirm all contractors to bid storage of government owned furnishings in contractor provided sea trains only.

a. Answer: The CMD is not dictating contractor storage methods; however, items must be stored and protected from weather or damage.

60. Please confirm that this project needs to comply with the "Buy American Act" – ALL MATERIAL, Including but not limited to all nails, bollards, handrails, other fasteners, electrical materials, plumbing materials, hollow metal, finishes etc. are to made in the USA and furnished for this project as required.

a. Answer: Correct

61. A.) Please confirm as noted in the scope of work, all insulation in walls and the blown in insulation in the ceilings are to be removed and properly disposed of. B.) Also confirm new insulation material is required and existing is not allowed to be re-used.

a. Answer: Correct

62. There is an existing building automation system in place, please advise if the existing conduits inside the mechanical room are to be removed, and re-routed in wall and ceilings in order to cover as required. Once removed and re-routed confirm the system is to be re-connected and re-operational.

a. Answer: Correct

63. Details 1 & 2 on drawing P1 show the demolition and point of connection for the sewer and waterlines 48" away from the building. There are existing concrete V-gutters and sidewalks in

place. A.) Please confirm the contractor is to include costs for demolition to cleanly sawcut the concrete sidewalk and V-gutter and disposed of as required in order to complete the utility tie ins. B.) Once the concrete is removed please advise if the concrete walkway and v-gutter is to be replaced in kind. Doweled into existing as required.

a. Answer: The CMD is not dictating contractor construction methods but based on site conditions bid accordingly.

64. The scope of work states there is lead based paint and possible Asbestos Containing Material within each building. Will the CANG provide the LBP and ACM reports for the contractor's use?

a. Answer: If available

65. Detail 5 on A6 calls for recessed janitorial storage shelving and only shows 2 adjustable stainless-steel shelves. Please advise if the intent is for the entire cabinet to be fabricated out of stainless steel including the shelving?

a. Answer: Refer to the plans and specifications

66. There are existing 6x6 posts and beams on level 1 and 4x4 posts and beams on level 2 along with knee braces throughout the barracks. These members have large splits, holes, nails, gouges, knots, and marking carved into the wood. Please advise if the existing wood members are to be prepped for paint by filling in the imperfections noted above in order to provide a smooth uniform appearance for a finish product?

a. Answer: Correct. The existing members must be prepped properly to receive finish.

67. Finish schedule on A7 calls for the walls in the latrine and mechanical room to be "Arizona heat", Doors and frames will also be painted the same color as the walls, "Arizona Heat", and the ceiling in the latrine, shower, & mechanical room/laundry are to be "white shadow" semi-Past projects have had the walls & ceilings painted the same color of "Swiss Coffee" and all doors/frames & trim to be "Bison Beige". Please advise.

a. Answer: Swiss Coffee and Bison Beige are acceptable.

68. Drawing A3 note 29 calls for a framed in plumbing vent in the corner toilet stall of the latrine. The scope of work calls for the re-routed vent pipe to be wrapped with drywall and finished to match. The sewer isometric on detail 1 on P2 shows this 4" vent to route through the second level and penetrate through the roof. Please advise if the exposed 4" vent through the second floor shall also be framed in and finished with FRP wainscot and drywall as called out in the scope of work and similar to note 29 on A3.

a. Answer: Correct

69. Drawing A3 note 29 calls for a framed in plumbing vent in the corner toilet stall of the latrine. The scope of work calls for the re-routed vent pipe to be wrapped with drywall and finished to match. The sewer isometric on detail 1 on P2 shows this 4" vent to route through the second level and penetrate through the roof. Please advise if the exposed 4" vent through the second floor shall also be framed in and finished with FRP wainscot and drywall as called out in the scope of work and similar to note 29 on A3.

a. Answer: Correct

70. A.) Please advise if we are to provide drywall and plywood backing for edge nailing at the transition between plywood for the wainscot and drywall at the perimeter chair rail located throughout the building? B.) Also advise if we are to provide backing at corner intersections,

top of wall to ceiling, intersections adjacent to the knee braces at the ceilings and walls as the original framing for the barracks was never built for drywall so there is a tremendous amount of missing backing. Please advise.

a. Answer: Refer to the plans and specifications.

71. When referencing typical window section 5 on drawing A5 note 1 is called out – which is new 5/8” drywall over the existing 2x framing. Note 13 calls for FRP wainscot over 5/8” CCX struct 1 plywood. Please confirm note 1 is incorrect at section 5 on drawing A5 and the typical wall construction of the barracks should be completed as called out on Note 13 drawing A5.

a. Answer: Follow the plans and specifications

72. There are damaged exterior gable end vents at the barracks which appear to allow pigeons to roost in the attic. Please advise if these vents are to be replaced in the scope of work in this project. If so advise if they are to be removed, new ones re-built, and painted.

a. Answer: Refer to the plans and specifications

73. Detail 2 on drawing A5 calls for 2x baseboard & chair rail as called out on notes 14 & 16. A.) Please confirm all baseboard and chair rail is to be kiln dried material? B.) Also confirm that knots and imperfections in the wood are to be repaired and filled prior to paint.

a. Answer: Refer to the plans and specifications

74. Note 15 on drawing A5 calls for 1x4 select CLEAR pine window trim. Please confirm this is to be prepared, nail holes infilled, caulking completely to adjacent surfaces and painted as called out on note 4 drawing A6.

a. Answer: Correct

75. Note 15 on drawing A2 shows a corner guard at the first and second floor in one location. Please advise if corner guards are required at every exposed outside corner throughout the barracks.

a. Answer: Corner guards shall be installed at all outside corners in the interior space.

76. Please confirm unexploded ordinance training will be required for supervisors/employees for remodeling the barracks.

a. Answer: Refer to the plans and specifications

77. Please confirm environmental training will be required for supervisors/employees for the scope of work to remodel the barracks.

a. Answer: Refer to Specification section 01 45 00.10 20

78. A.) Please confirm in accordance with base security requirements, all suppliers, vendors, subcontractors, employees, - anyone accessing the base will need to be pre-approved by the base military police. B.) Confirm the contractor is to provide the base a List of employees with a copy of their driver’s license forwarded to security by separate responsible party from contractors office (not onsite supervision) in order to access the base. C.) Also anyone entering the base is to provide proof of up-to-date vehicular insurance and a federally approved form of identification in order to access the base.

a. Answer: Correct

79. Please confirm all new framed walls are to have fire blocking installed as per building code.
- a. Answer: Correct construction must follow the 2025 California Building Code.
80. Note 4 on drawing E1 calls for the removal of all existing fixtures, switches, outlets, and associated wires and conduits to be removed completely. Please confirm this note is to apply to ALL rooms throughout the barracks.
- a. Answer: Correct
81. On the second floor of the barracks Notes 1 & 19 on drawing A2 call for a soffit to cover the ductwork traveling from the first-floor mechanical room shaft to the second-floor ceiling. Please confirm a new wood framed soffit, covered and finished with drywall is to be provided to conceal the ductwork.
- a. Answer: Correct
82. Elevations 2 & 3 of the latrine on drawing call for note 34 for the installation of privacy film on the existing windows. Elevation 2 on drawing A4 does not call for new privacy window film on one of the shower windows (room 102), however Window Film is called out per note 37 on A3 for one of the two shower windows. A.) Please advise if both shower windows are to have privacy window film per note 37.
- a. Answer: refer to the scope in the IFB
83. On previous projects other contractors have utilized Owner Operators in order to perform the Owner Operator is to be paid the appropriate prevailing wage for the trades being performed. Also confirm the Government will monitor and enforce the State Prevailing Wage Regulations.
- a. Answer: Department of Industrial Relations will monitor prevailing wage as well as the CMD.
84. Per the electrical specifications there is no mention for the use of metallic clad cable (MC) nor romex. The specifications call for all electrical rough in of walls and ceilings with EMT (electrical metallic tubing). Due to the existing stud spacing of 16" o.c. and level 1 ceiling spacing of approximately 12" o.c. there will be numerous pieces of conduit and many couplers. Please confirm all in wall and in ceiling rough in is to bid in accordance according with the specifications.
- a. Answer: Romex or metal flex are not allowed. EMT for interior application, RGS for exterior, and PVC for underground
85. When referencing Mechanical drawing M2, fire smoke dampers are called out at the mechanical shaft from the mechanical room at levels 1 & 2. Furthermore, the drawings are calling for a 1 hour rated shaft as noted in the symbols on the legend at level 2. This will require sheetrock on the inside of the shaft on 3 sides. Leave one side open to install ductwork, then install a skid wall that is put in place to close in the shaft to complete the fire rating. Please advise if fire dampers and a rated shaft assembly is necessary?
- a. Answer: Refer to the plans and specifications
86. Some of the furnishings within the existing barracks look extremely heavy and appear to be overloading the structure. Please advise if there are any structural upgrades necessary on the first and second level to support the furnishings. If so provide any necessary details.
- a. Answer: Refer to the plans and specifications