



C o u n t y o f S a n L u i s O b i s p o

GENERAL SERVICES AGENCY

Janette D. Pell, Director

REQUEST FOR PROPOSAL PS- #1172 24' x 60' DOUBLE WIDE MANUFACTURED MODULAR BUILDING

QUESTIONS AND ANSWERS

Updated April 27, 2012

Q1: The spec calls for cathedral ceilings with knockdown texture and ½" gypsum on the walls. Would a standard flat t-grid ceiling in the offices with cathedral t-grid in the open area be acceptable to the County?

A: Yes.

Q2: Do we need a Bond?

A: No

Q3: How much are is the old modular selling for?

A: We do not have a set price. We want the vendors to offer the County a price the vendor is willing to pay as a credit towards the overall bid.

Q4: Is there any over excavating?

A: Not at this time, County will be responsible for prepping site.

Q5: Is everything included to move old modular?

A: No, tongue and axels are not available

Q6: Confused a little on the credit for modular and the removal we need to show a credit on the bid we turn in for what we our offering for the modular?

A: Yes.

Q7: Didn't get attachment 5 & 6.

A: Attachments number 5 and 6 are now posted on the website [here](#). We are also adding a number 7 attachment which is a copy of the certificate of title for the existing modular unit.

Q8: In the scope, it states soil bearing capacity to be 1000 psf. Is that what you are requiring for site?

A: Yes, for the areas marked on the site plan - attachment # 4.

Q9: Will you be posting answers to questions on website where project was posted?

A: Yes.

Q10: Is there a requirement for foundation design?

A: Industry standard supports and earthquake restraints.

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Q11: Will there be a requirement for any site specific safety badging and/or clearances for workers?

A: No

Q12: Spec calls out 'Cathedral knockdown textured ceilings" on one page and references a suspended ceiling on the next page. The cathedral ceiling effect would hardly be 'cathedral ceiling' looking by sloping the ceiling to the bottom of the beam. You'd have to go with exposed duct, as there wouldn't be enough space in the small attic cavity for both supply and return duct and return duct would be likely impossible. Can we do a suspended ceiling?

A: Yes.

Q13: Spec calls out 1/2 drywall-would 1/2" vinyl cover drywall classify under this spec?

A: Yes.

Q14: Do we include sales tax on the proposal?

A: Yes.

Q15: Do you require bid bond?

A: No

Q16: Do you require payment and performance bond included in the bid?

A: No

Q17: RFP project scope page 8, stated 2" x 4" sidewall, 16" o.c.; Based on the new HCD/DOH (housing community development) 2010 CBC, the 2x4 stud does not meet the new code?

A: Slightly/Lightly used trailers will not be required to meet current code requirements. They must meet code requirements in effect at the time of manufacture and first sale.

Q18. Will the client accept existing building with 1991 UBC in lieu of the new 2010 CBC including title 24 compliance?

A: Yes, if the proposed trailer meets code requirements at the time of manufacture. Anchoring of the modular must meet earthquake restraint requirements.

Q19: RFP project scope page 8, stated some grading maybe required as shown on attachment #4 (this area needs site prep work) – soil bearing capacity to be 1,000 psf as shown on attachment 4. What type of site prep does the site require as the cost can varies from the following:

- a. over-excavation to a minimum depth (?) and process soil with compaction?
- b. Excavate the foot print of the building to a depth (?) reach native soil?
- c. Import gravel up to thickness (?) and spread to site?
- d. Who determine the acceptable soil bearing for the new/used modular building prior to installation?

A: a: Site preparation is required to provide adequate support for the modular unit. The analysis and subsequent options/recommendation will be the responsibility of the proposer.

b: Site preparation is required to provide adequate support for the modular unit. The analysis and subsequent options/recommendation will be the responsibility of the proposer.

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- c: Site preparation is required to provide adequate support for the modular unit. The analysis and subsequent options/recommendation will be the responsibility of the proposer.
- d: Site preparation is required to provide adequate support for the modular unit. The analysis and subsequent options/recommendation will be the responsibility of the proposer.

Q20: Can we use different type of roofing materials in lieu of shingle as approved by the HCD/DOH state of California?

A: Yes, as long as it is not wood shingles

Q21: Can we use a different type of siding in lieu of cement vertical siding?

A: Yes

Q22: What do you require for Data/Comm as typically modular provider only provides empty J-boxes and client will do all fixtures and patch panels, if we are to provide fixtures and cabling this will require splicing in which is not recommended by us?

A: Vendor is to only provide empty J-boxes. Client will provide all fixtures and patch panels.

Q23: If we are to provide Data/Comm, how many do you require for this project?

- a. Do you require patch panel?
- b. Do you require racks?
- c. What type of cabling CAT 5E or CAT6?
- d. How many data or comm per J-box?

A: Vendor not required to provide Data/Comm.

- a. No
- b. No
- c. N/A
- d. N/A

Q24. What do you require regarding local alarm?

- a. Will this be standalone fire alarm?
- b. Will this be security alarm?
- c. Do you require FACP? If you do what kind?
- d. Do you need this fire alarm to be tied in to existing if so what is the distance (overhead or underground)?
- e. Who is responsible for permitting?

A

- a: Yes
- b: No
- c: No
- d: No
- e: Permitting is not required

Q25: Who is responsible for overall permitting on the project?

A: County, permits are not required.

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Q26: If the contractor proposed an existing modular building what type of documentation do you require for permitting (previously wet stamp drawings or just current registration)(if any)?

A: Current registration

Q27: Page 3, Item #9, says proposals are to remain firm for “ninety, (90) days following closing date for receipt of proposals.” The County is accepting quotes for used buildings. With this requirement The County is expecting the bidders to take our building out of inventory, make it not available for lease or sale to other customers and without a commitment to purchase from the County. All bids should be considered but “subject to availability of the actual building proposed”. How does The County want to handle this clause in only the case of used buildings?

A: Each vendor will be notified via email approximately one week after the proposal due date (May 4, 2012, 3:00 PM PST) if they have been selected to move into the contract negotiation phase or if they have not been selected by the County. The ninety (90) days is to ensure that the price quoted remains the same while the selected vendor and County prepare and agree upon the necessary paperwork language (and County Board of Supervisor approval if necessary).

Q28: Page 8, references a “Cathedral Knockdown textured ceilings”. Is a T-Grid ceiling with recessed fluorescent lights acceptable?

A: Yes

Q29: The existing mobile office has cementitious “lap siding”, not vertical cementitious siding. Is a similar “lap siding” acceptable?

A: Yes

Q30: Page 8, references a “Composition Shingle Roof”. Is a single ply membrane roof acceptable?

A: Single ply roofing is acceptable

Q31: In general, at the job walk last week, it was stated that the County will entertain bids for used buildings in “as is” construction material with the exception of cementitious siding. All other existing materials are acceptable as long as the condition is acceptable to the County. Is this correct?

A: Yes, see question 29

Q32: Can you please explain what is meant by “copper wiring” for the modular building?

A: Electrical conductors shall be copper

Q33: The regulatory agency for Commercial Modular Buildings is the Dept of Housing and Community Development (DOH). DOH has just adopted CBC 2010 and other more recent codes. Used buildings will not comply with these new codes. Will the County require that the buildings be brought up to new codes or will the County accept the used buildings as built to their existing codes?

A: The County will accept the used buildings as built to their existing codes as long as the used buildings are not more than 30 years old.

Q34: Page 9, Misc, says, “Each room shall have a smoke detector that activates an exterior strobe light and local alarm”. Question #1. A used building will not have this feature because it is not required by code. Will the County install this system or are we to add it to our building, whether new

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or used? Question #2. If we are to provide this item, what type of system does the County currently have so we can provide a system compatible with your system for purposes of triggering the local alarm? Or will a stand alone system suffice?

A: Q1) Vendor to add the smoke detector to the used or new modular building.

Q2) A stand-alone system will suffice.

Q35: Please explain what is required to prepare that part of the "pad" that is not concrete under the modular building footprint?

A: Site preparation is required to provide adequate support for the modular unit. The analysis and subsequent options/recommendation will be the responsibility of the proposer.

Q36: Will SLO consider a slightly different floor plan if it can save you money?

A: Yes

Q37: Is this a prevailing wage Job?

A: Yes

Q38: Will the concrete slab be removed or is it staying?

A: Concrete slab will remain. Stairs leading into current modular unit will be removed by the County prior to the existing modular being removed by the vendor.

Q39: Are you disconnecting utilities or do we?

A: County staff will disconnect the utilities.

Q40: Is the existing water line sufficient to cover fire sprinklers and is there new fire sprinklers required in new modular?

A: The size of the water line is unknown.

Q41: Do we need to install new utilities or tie into existing?

A: County staff will tie into existing utilities.