



MEMORANDUM

<i>To:</i>	Landon Stoddard, Gilbane	<i>Date:</i>	April 10, 2017
<i>From:</i>	Brandon Kent, AIA, Gould Evans	<i>Project Name:</i>	ESUHSD – Mt. Pleasant High School Student Center
<i>Cc:</i>	ESUHSD Capital Purchasing, Alex Morrison, Anesu Dhlwayo	<i>Project No.:</i>	1115-0130
<i>Subject:</i>	Response to Gonsalves & Stronck RFI – Dated April 6, 2017		

PROJECT MANUAL

1.0 Section 00 01 10 Table of Contents:

1.1 There is a call-out for Section 10 21 00 - Solid Polymer Toilet Compartments.
The spec section is missing in the body of the specs. Is there any required on this job?

Response: No toilet compartments are required on the project.

1.2

2.0 Section 03 25 20 – Stained Concrete Finishing:

2.1 The stained area of Mt Pleasant is only 325 SF. The specs calls for a L.M Chemical stain.
The cost to dispose of the Acid is astronomical in California and we would like to propose Ameripolish Surelock Dye instead.

Response: Stained Concrete not preferred in utility closets.

2.2 The location of the stained concrete seem “interesting” (Janitors closet, IDF room, Electrical Closet)? Are you sure they want fancy stained concrete where no one will see it? As an alternate, I would like to propose a light Grind & Seal, which would probably save them \$\$\$

Response: Stained Concrete not preferred in utility closets

2.3 Under part 3.2.E calls for “Saw Cut” joints per pattern as indicated on drawings, to which there is NONE. Please clarify intent.

Response: Architecturally, we do not intend to “Saw Cut” a pattern any place on the project.

3.0 Section 03 90 00 - Concrete Repair and Sealing:

3.1 In part 1.1.A .1 calls “Locate and remove unsound and spalling concrete.” Please provided a reflected ceiling plan of where this occurs OR create an allowance.

Response: Cannot be identified or quantified. Allowance needed.

4.0 Section 07 60 00 – Flashing and Sheet metal:

4.1 Under part 2.1.C. calls out Mill phosphatize which is NOT compatible with TPO roofing where the roofing is to be heat welded to the sheet metal. Please correct callout.

Response: Reference the thermoplastic section 07 54 00 – for guidance on flashings.

95 BRADY STREET
SAN FRANCISCO, CA 94103
415.503.1411

4.2 Under part 3.12.F Flood Test entire roof. A 48-hour standing water test is not common. Can we have an independent party EFVM (Electronic Field Vector Mapping) to test in lieu of floor test?

Response: Refer to section 22 14 26.13 Roof Drainage for testing requirements.

5.0 Section 10 21 15 – Solid Polymer Toilet Compartments:

5.1 Is there any required on this job? Sheet A101, A507 & A911 sheets don't make any mention of any. Please clarify intent.

Response: No toilet compartments on this project.

6.0 Section 10 26 05 – Colored Plastic Corner Guards:

6.1 Is there any required on this job? Sheet A101, A50x & A911 sheets don't make any mention of any in any form i.e. "L" marks or keynote callout. Please clarify intent.

Response: Colored Plastic Corner Guards have been replaced with Stainless Steel Corner Guards to be painted to match adjacent wall. Reference Detail 5/A622, provide at all exposed corners.

PLAN SHEETS

7.0 Sheet L1.01 – Material Plan – Enlargement in the Material Legend the call out PP2 can't be found on the "L" drawings. Please clarify the locations of Perf-pipe.

Response: PP2 is shown on sheets L1.01 and L1.02.

8.0 Sheet A030 - Door Schedule, Type & Details in the door schedule under the column "Door Type" there is a call out for type "FG.3" yet the detail 1 Door Types has NONE. Please clarify intent.

Response: Those doors should all be FG.1 – See interior elevations for locations for translucent film.

9.0 Sheet A131 – Roof Plan – Library:

9.1 General note #11 calls for "Repair and Replace areas of lightweight concrete found to be wet as specified", please provide a quantity or provide an "Allowance" on the bid form to deal with this matter.

Response: Allowance should be provided.

9.2 On grid line D there is a reference to detail 2 on A320 that makes no mention of how to prepare the new opening i.e. is it round? The elevations on A210 appear to be trapezoidal shape which is NOT easily done on (E) parapet. Please confirm that 4" round core hole can be used.

Response: The trapezoidal shape is representative of a roof drain, see Sheet A152 for locations. The penetration should be a 4" round core hole.

9.3 Keynote #43 raises the question as to how to “Abandon, Patch and Repair” the hole. There is no mention nor a detail reference on A132 - Reflected Ceiling Plan - Level 1. Structural plans sheet S2.3 nor S5.3 makes no reference to how to plug hole

Response: Any location required to “plug a hole” in the existing roof deck should, “Install 16-gage plate under hole with (4) power driven fasteners. Roughen edges of existing drain holes and fill with non-shrink grout.” Holes no bigger than 8” Diameter.

9.4 Keynote #44 calls for new roof drain and references detail 3 on A320 which raises the following questions.

9.4.1 Detail 3 depicts the hole through the roof as EXISTING with (E) piping. If this Roof Drain is entirely NEW then then a NEW detail need to be created to show where the piping from the (N) drain ties into i.e. there is nothing shown on P102 where the SD lines go or tie into.

Response: New and existing drain locations use the same drain detail(s). See revised sheet P102 and C4.00 for more information on downspout routing.

9.4.2 Detail 3 references a “retro-fit” drain assembly which can be used as there would be no (E) piping.

Response: Detail 3/A320 does not reference a “retro-fit” drain assembly.

9.4.3 Detail 3 doesn’t reference any of the Structural pages as to how to core the hole through the (E) roof deck.

Response: See detail 17/S5.1

10.0 Sheet A153 – Roof Plan – Administration:

10.1 General note #2 talks about walk pads at Rooftop Equipment yet there is nothing shown around the units nor is there anything shown on sheet M102. Please provide detail or written description of the size required.

Response: Provide 1,000 linear feet of walk pad and a unit price.

10.2 Does General note #5 apply to the Administration roof area? Please provide the typical cricket lines like what is shown on A131

Response: Roofs at the administration building and library have existing sloped surfaces, crickets should be provided at equipment as needed.

10.3 Does General note #5 apply to the Canopy roof area? Please provide the typical cricket lines like what is shown on A131

Response: No mechanical equipment is located on the canopies. Use details on sheets A320 – A323 for securing conduits, etc.

10.4 General note #6 calls out for 6" Rigid insulation minimum to which the following questions arose:

10.4.1 Detail 3 on A320 shows NO insulation around the roof drains. Is detail 3 drawn correctly?

Response: Reference 07 54 00 Thermoplastic Section – The drawing included is not meant to depict accurately the substrate condition. You should meet the NRCA guidelines.

10.4.2 Does this note apply at the canopy portion of the roof?

Response: No this note does not apply. Provide insulation required to meet drainage requirements at drains.

10.5 Does General note #10 apply to the canopy roof area?

Response: Yes.

10.6 Does keynote #20 apply to the canopy roof area?

Response: Yes.

10.7 On the canopy roof at grid line A there is a reference to detail 9 on A321 which raises the following questions:

10.7.1 Why is the detail not over roof drain symbol that is located to the left?

Response: Don't understand the question please clarify.

10.7.2 This detail shows what appears to be a (N) roof drain with (N) piping. There is no corresponding details on P drawings to depict the type of pipe material / strapping to use.

Response: Drains to be 11 gage galvanized tube steel painted to match adjacent column with stainless steel strap, gage 16, width of strap at 2" wide.

11.0 Sheet A154 - Roof Plan - North Canopy:

11.1 Does General note #5 apply to the Canopy roof area? Please provide the typical cricket lines like what is shown on A131

Response: Roofs at the administration building and library have existing sloped surfaces, crickets should be provided at equipment as needed.

11.2 Why is there not keynote #20 like on A152 applied to the canopy roof area?

Response: Keynote #20 should apply to the canopies.

11.3 On the canopy roof why is there not a reference to detail 9 on A321

Response: Detail 9/A321 applies to the canopies at all locations except the library as those canopies have been redesigned with new drains and leaders and sloped to drain to those new locations requiring rigid insulation sloped to drain. These details are different because they are different conditions.

12.0 Sheet A154 - Roof Plan - East Canopy:

12.1 Does General note #5 apply to the Canopy roof area? Please provide the typical cricket lines like what is shown on A131

Response: See answer to 10.3

12.2 Why is there not keynote #20 like on A152 applied to the canopy roof area?

Response: See answer to 11.2

12.3 On the canopy roof why is there not a reference to detail 9 on A321

Response: See answer to 11.3.

13.0 Sheet A210 - Exterior Elevations:

13.1 Keynote #43 raises the following questions:

13.1.1 Is Keynote #43 labeled correctly? What is shown is a scupper.

Response: Yes, it is labeled correctly. The trapezoid is an existing drain that will be removed, replaced in another location and the hole "plugged" per response to 9.3.

13.1.2 What is the preferred method "Abandon, Patch and Repair" the hole? I.e. there is no detail to reference

Response: See response to 9.3.

13.1.3 Is keynote #43 shown on grid line A.5 typical or only at that location?

Response: See A152 for locations that keynote #43 applies.

14.0 Sheet A202 - Exterior Elevations:

14.1 Keynote #43 raises the following questions:

14.1.1 Is Keynote #43 labeled correctly? What is shown is a scupper.

Response: See response to 13.1.1.

14.1.2 What is the preferred method "Abandon, Patch and Repair" the hole? I.e. there is no detail to reference

Response: See response to 9.3.

14.1.3 Is keynote #43 shown on grid line A.5 typical or only at that location?

Response: See response to 13.1.3.

15.0 Sheet A622 – Interior Details on Detail 5 it appears to be missing a means to finish the edge of the sheetrock as it butts the SS corner guard. Suggest a Tape-on "L" metal be added to the detail.

Response: Yes, provide Tape-on "L" metal to finish sheetrock.

16.0 Sheet A623 – Interior Details on Detail 4 downspout the following questions arose:

16.1 Is the 4x4 downspout tube steel or would it be Architectural 24 gage G90 galvanized sheet metal per 07 60 00 part 2.1.C?

Response: The 4x4 downspout should be tube steel.

16.2 Why are the downspout straps Stainless steel? Or should it be 24 gage G90 galvanized sheet metal per 07 60 00 part 2.1.C?

Response: Stainless strap is requested by the district.

16.3 What is the width of the straps and gage of metal?

Response: See response to 10.7.2.

16.4 Where does the downspout pipe discharge i.e. SD line or splash blocks

Response: See C4.00 for discharge.

17.0 Sheet A 911 – Finish Floor Plan in the Finish Schedule, the Janitors closet, IDF room & Electrical Closet calls out “Polished Concrete” which there is no specification section. Please clarify intent.

Response: See responses to 2.0.

18.0 Sheet S2.1 calls for 5” concrete over 12” Gravel yet L1.02 under “Material Legend” calls out the concrete as 5” over 4” AB. Please clarify intent.

Response: Follow Structural Drawings.

19.0 Sheet S2.3 – Roof Mech Plan:

19.1 There makes no mention of keynote #43 on sheet A152 for “Plugging” the old Roof Drain holes in the Roof deck. Please provide a detail.

Response: See response to 9.3.

19.2 There makes no mention of the (N) core holes required by Keynote #44 on sheet A152. Please provide detail with instructions on how to deal with the (E) rebar.

Response: See detail 17/S5.1.

19.3 There is no mention of “coring” a hole through the (E) parapet beam on grid line D as depicted on detail 2 on A320. Please provide detail with instructions on how to deal with the (E) rebar.

Response: See detail 17/S5.1 applies in this location for a 4” maximum hole.

20.0 P102 – Roof Plumbing Plans:

20.1 There is no reference to (N) roof drains as noted by keynote #44 on A131 nor is there any mention of the roof drain piping below the roof deck. Please provide details.

Response: See updated plumbing drawings attached and sheet C4.00.

ADDENDUM #2

21.0 Section 00 01 10 Table of Contents the call-out for Section 10 28 00 has been eliminated, why? The scope of work shown on A507 has not removed...

Response: Toilet Accessories are still included in the scope. This was not intended to be removed.

22.0 Section 10 26 10 – Stainless Steel Corner Guards is there any required on this job? Sheet A101, A50x & A911 sheets don't make any mention of any in any form i.e. "L" marks or keynote callout. Please clarify intent.

Response: Yes, Stainless Steel Corners Guards to be painted to match adjacent wall.

ADDENDUM #3

23.0 In the Hazardous Materials Abatement Specification + Scope in APPENDIX –B – there are Abatement Unit Prices, when do these get turned in? at time of bid or post bid?

Response: Will delete request/requirement for unit prices. N/A.

End of Document

Memo

Date: April 10, 2017
To: Brandon Kent/Gould Evans
CC: Ryan Celaya, Project PM; Mike Minge Project PIC
Sent By: Michael Rodgers

Project: Mt. Pleasant HS
Project No.: #160132.00
Subject: Pre-Bid RFI 001 (Construction RFI 003 – DSA Addendum 002)
Purpose: For your use

The following is in response to **Mt. Pleasant HS, Pre-Bid RFI 001:**

We take no exception to the Contractor's comment that new roof drains indicated on the Architectural Roof Plan were not shown or referenced on the Plumbing Plans.

With that said, we've revised **Plumbing Plans, PD102 & P102** (see the attached) to show existing roof drains that are to be removed & replaced with new, new roof drains along the outside perimeter of the roof and the connection to new downspouts, etc. All changes made were clouded & included delta #2.

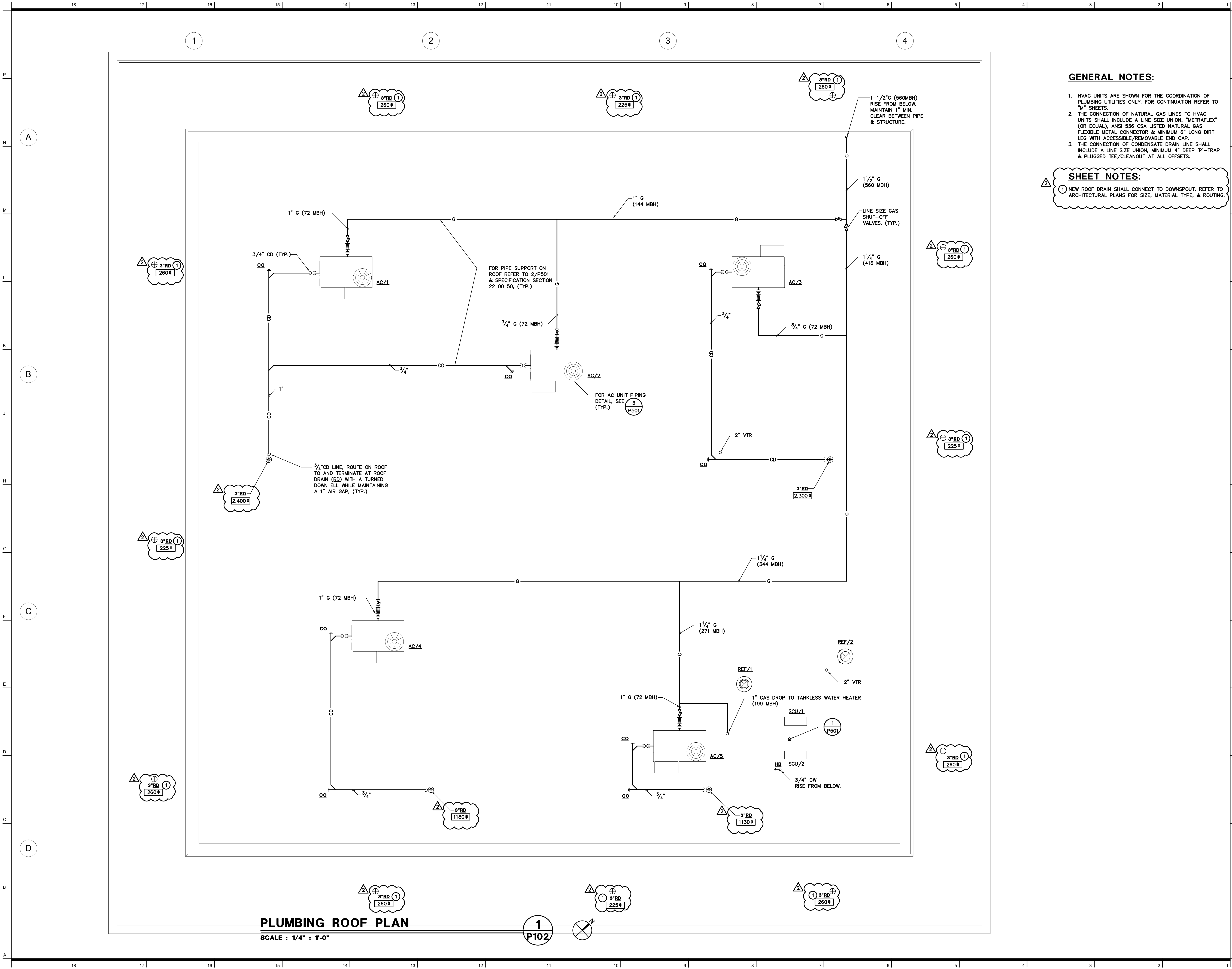
Let us know if we can be of further help or assistance.

Thank you,

Michael Rodgers
Sr. Associate/Sr. Plumbing Designer

QC	INI	%

L:\304\16012.00\1100 drawings\1105 AutoCAD Project Title\1102.dwg - April 10, 2017 - MJE - 3



GENERAL NOTES:

- HVAC UNITS ARE SHOWN FOR THE COORDINATION OF PLUMBING UTILITIES ONLY. FOR CONTINUATION REFER TO "M" SHEETS.
- THE CONNECTION OF NATURAL GAS LINES TO HVAC UNITS SHALL INCLUDE A LINE SIZE UNION, "METRAFLEX" (OR EQUAL), ANSI 536 CSA LISTED NATURAL GAS FLEXIBLE METAL CONNECTOR & MINIMUM 6" LONG DIRT LEG WITH ACCESSIBLE/REMOVABLE END CAP.
- THE CONNECTION OF CONDENSATE DRAIN LINE SHALL INCLUDE A LINE SIZE UNION, MINIMUM 4" DEEP "P"-TRAP & PLUGGED TEE/CLEANOUT AT ALL OFFSETS.

SHEET NOTES:

- 1 NEW ROOF DRAIN SHALL CONNECT TO DOWNSPOUT. REFER TO ARCHITECTURAL PLANS FOR SIZE, MATERIAL TYPE, & ROUTING.

gould evans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2016 Gould Evans, Inc.

Mt. Pleasant High School

1750 S. White Road
San Jose, CA 95127

owner:
East Side Union High School District
Facilities & Planning Division
830 North Capitol Avenue
San Jose CA 95133
United States
408.347.5102 voice
408.347.5115 fax

architect:
Gould Evans Associates
95 Brady Street
San Francisco CA 94103
United States
415.503.1411
www.gould-evans.com

structural engineer:
IDA Structural Engineers, Inc.
1629 Telegraph Avenue
Suite 300
Oakland CA 94612
United States
510.834.1629 ext. 102 voice
510.836.1629 fax

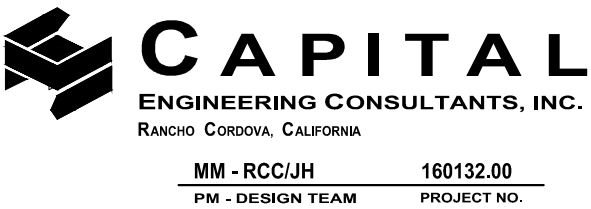
mechanical, plumbing engineer:
Capital Engineering
11020 Sun Center Drive, Suite 100
Rancho Cordova CA 95670
United States
961.851.3500 voice

electrical engineer:
The Engineering Enterprise
1365 Marina Village Parkway
Alameda CA 94501
United States
510.263.1531 voice

civil engineer:
BFK Engineers-Redwood City
255 Shoreline Drive, Suite 200
Redwood City CA 94065
United States
650.462.6335 voice
650.619.6031 fax

landscape architect:
Carducci Associates
555 Beach Street
San Francisco CA 94133
United States
415.447.5214 voice

construction manager:
Gibane
1798 Technology Drive
Suite 120
San Jose CA 95110
408.660.4400 voice



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



DATE SIGNED: 02/15/17

Number	Revision Description	Date
--------	----------------------	------

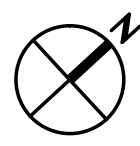
DIVISION OF THE STATE ARCHITECT	
APPLICATION # : 01-116168	
FILE # : 43-H10	FLS: _____
AC: _____	DATE: _____
SSS: _____	
INDENTIFICATION STAMP	

Project No 1115-0130
Date: February 15, 2016
Sheet:

Plumbing Roof Plan

P102

PERMIT BACKCHECK



1. PLUMBING DESIGN HAS BEEN BASED ON RECORD DRAWINGS AND SITE OBSERVATIONS OF EXPOSED FEATURES. RECORD DRAWINGS OF EXISTING PLUMBING LINES WERE NOT AVAILABLE FOR MANY OF THE AREAS. CONTRACTOR SHALL INCREASE HIS BID THE COSTS OF CONNECTING NEW FIXTURES TO EXISTING FIXTURE UTILITIES. FIELD INVESTIGATION OF EXISTING CONDITIONS, SELECTIVE DEMOLITION, AND CONCEALED UTILITY LOCATING REVEALED BY DEMOLITION. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE PLUMBING SYSTEM WHICH COMPLIES WITH THE SPECIFICATIONS AND THE 2013 CPC. CONTRACTOR SHALL PERFORM ALL NECESSARY WORK PRIOR TO THE START OF INSTALLATION OF NEW WORK. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF EXISTING CONDITIONS THAT MAY NOT ALLOW INSTALLATION OF NEW FIXTURES AS SHOWN.

- 1 REMOVE EXISTING GAS AND CONDENSATE DRAIN CONNECTIONS TO EXISTING ROOF TOP AIR CONDITIONING UNITS.
- 2 EXISTING ROOF DRAINS TO BE REMOVED AND REPLACED WITH NEW.

© 2016 Gould Evans, Inc

1750 S. White Road
San Jose, CA 95127

owner:
East Side Union High School District
Facilities & Planning Division
830 North Capitol Avenue
San Jose CA 95133
United States
408.347.5102 voice
408.347.5115 fax

architect:
Gould Evans Associates
95 Brady Street
San Francisco CA 94103
United States
415.503.1411
www.goulddevans.com

structural engineer:
IDA Structural Engineers, Inc.
1629 Telegraph Avenue
Suite 300
Oakland CA 94612
United States
510-834-1629 ext. 102 voice
510-836-1629 fax

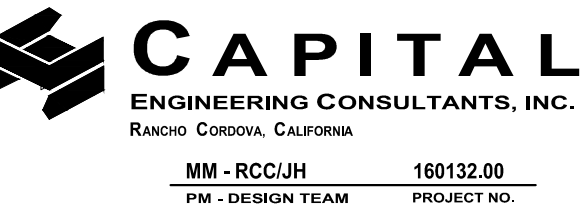
mechanical, plumbing engineer:
Capital Engineering
11020 Sun Center Drive, Suite 100
Rancho Cordova CA 95670
United States
961.851.3500 voice

electrical engineer:
The Engineering Enterprise
1305 Marina Village Parkway
Alameda CA 94501
United States
510.263.1531 voice

civil engineer.
BFK Engineers-Redwood City
255 Shoreline Drive, Suite 200
Redwood City CA 94065
United States
650.482.6335 voice
650.619.6031 fax

landscape architect:
Carducci Associates
555 Beach Street
San Francisco CA 94133
United States
415.447.5214 voice

construction manager:
Gilbane
1798 Technology Drive
Suite 120
San Jose CA 95110
408-660-4400 voice



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE
IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR
IMPLEMENTATION



DATE SIGNED: 02/15/17

Number	Revision Description	Date
--------	----------------------	------

DIVISION OF THE STATE ARCHITECT	
APPLICATION # : 01-116168	
FILE # : 43-H10	
AC: _____	FLS: _____
SSS: _____	DATE: _____
IDENTIFICATION STAMP	

Project No 1115-0130
Date: February 15, 2016
Sheet:

Plumbing Demolition Roof Plan

PD102

PERMIT BACKCHECK