

ADDENDUM 04 COVER PAGE

Project: Sonoma Clean Power 421 E Street Tenant Improvement 421 E Street Santa Rosa, CA 95404	Owner: Sonoma Clean Power Rebecca Simonson 431 E Street Santa Rosa, CA 95404 projects@sonomacleanpower.org	Arch Job # 1207 Date: July 14th, 2025
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AHJ File No.:

Architect's Instructions:

The changes, modifications, and additions to the Plans and Specifications described in the enclosed addendum, are made a part of the project referenced above, and are subject to all the requirements thereof as if originally specified. The Bidder must acknowledge receipt of the Addendum in the space provided on the Bid Form, Section 00 41 43; failure to do so may subject the Bidder to disqualification.

Architect:
AXIA Architects
540 Mendocino Ave
Santa Rosa, CA 95401

By




DOCUMENT 00- 9113.01

ADDENDUM 04

Addendum Legend

Inserted text indicated in Underline Style. Deleted text indicated in ~~Strikeout Style~~. Inserted and Deleted text is assumed to automatically re-number subsequent paragraphs as determined by context. Changes to the Drawing List and Table of Contents are incorporated by reference.

Addendum Table of Contents:

This addendum consists of Three (3) pages dated July 14, 2025.

ATTACHMENTS

Project Manual:

None.

Addendum Drawings:

None.

Other Attachments:

None.

A. CHANGES TO PREVIOUS ADDENDA

None.

B. CHANGES TO THE BIDDING AND CONTRACT REQUIREMENTS

None.

C. CHANGES TO THE SPECIFICATIONS

None.

D. CHANGES TO THE DRAWINGS

None.

E. BIDDERS QUESTIONS

ADD 04.01: Question: On the Beaver St side of the project, besides the concrete we have to take out for the water and storm drain lines. Can you confirm that no other concrete work goes out on that side of the project?

Answer: Please see E Street_421-Build_Bid Set_250618_Rev for the complete scope of concrete work. See Civil Site Plan and A0.1 for demolition scope. See also 'For Reference Only – Encroachment' for work at the sidewalk along Beaver Street.

ADD 04.02: Question: Will the entire existing ceiling be removed so we can demo the current duct and to install new duct work?

Answer: See E Street_421-Build_Bid Set_250618_Rev, Sheet A1.3 DEMOLITION – REFLECTED CEILING PLAN for the scope of ceiling demolition.

ADD 04.03: Question: Is pre-balancing required prior to demo?

Answer: No.

ADD 04.04: Question: What are the current BMS controls, and will the two new units need to be integrated into the current system?

Answer: There are no BMS controls.

ADD 04.05: Question: What web-based applications for Co2 sensors and thermostats is required?

Answer: The thermostats will connect via WiFi. The CO2 sensors have no Internet Integration.

ADD 04.06: Question: Please confirm the staging area and set up for a crane or lift? Will it be in the parking lot along side Beaver St. or some other location?

Answer: See Addendum 2, Section ADD02.05.

ADD 04.07: Question: What are the work hours?

Answer: For work hours, see the Project Manual, Section 00 72 13 – GENERAL CONDITIONS, Article 31.

ADD 04.08: Question: Are we assuming the new unit curbs are to be pitched with the slope of the roof?

Answer: Mechanical equipment must be installed on level curbs. Curbs to compensate for the slope of the roof deck.

ADD 04.09: Question: Will all the gas piping on the roof to be removed and replaced with new piping?

Answer: All existing gas piping will be demolished. No new gas piping requirements, see plumbing drawings P2.1. Existing gas meter to be removed and capped. Proposed HVAC & water heating units do not use gas.

ADD 04.10: Question: Is alternate equipment approved for this project as long as it meets the specs?

Answer: For Substitutions, see Project Manual Section 01-2500 Substitution Procedures. Pre-bid substitutions are no longer allowed at this date.

ADD 04.11: Question: The west parking lot will be partially torn up for the new drainage. Is there another parking lot that the owner has nearby that can be used for contractor parking? Most work trucks won't fit in the nearby parking garages and street parking can be expensive.

Answer: Sonoma Clean Power will temporarily allocate 4 standard parking stalls as the construction staging area, located on the adjacent parking lot for 431 E Street. These extra spaces are made available while work is undertaken on the project's parking area and it is expected to be emptied once the parking can be occupied.

ADD 04.12: Question: the landscaping and irrigation are design build. What are the parameters? Should we just include an allowance for that?

Answer: The landscape irrigation is an existing system. Repairs and modifications may need to be completed with the scope of site work demolition and new work that has been defined. No new irrigation is planned. Existing trees are to be protected. No new plantings are planned.

END OF ADDENDUM