



# City of San Luis

## Department of Public Works

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### CITY OF SAN LUIS City Hall East Wing Remodel **Bid Addendum #1**

This Addendum Changes/Updates the following:

Date Issued: **3/13/25**

To: **All prospective bidders**

**Addition 1:** Paint office/room #129

**Addition 2:** Electrical Lighting Plan E2.01 – Exit sign at new exterior door location, add exit light with 90 min back up battery.

**Addition 3:** The City reserves the right to pick and choose individual line-item rows in the bid schedule form.

**Question 1: I have a question regarding the ceiling height, as I don't see it specified on the plans. I'm trying to determine the correct height so I can accurately price the studs at the appropriate size. Could you kindly provide this information or guide me to where I might find it?**

**Response 1:** You may find this information on the Reflected Ceiling Plan (A3.01) and Wall Types and Wall Details (A7.00). As specified in the Nicklaus Engineering plans (2<sup>nd</sup> attachment), ceiling is 8'10".

**Question 2: What doors are we going to have access to?**

**Response 2:** During construction you will have access to the rear parking lot at City Hall and may enter through the nearest entrance door in the rear of the wing. We will require the contractor to open the new door to the exterior first during phase 1. This way we separate Phase 1 from Phase 2 and you may now enter Phase 1 location through the new door. Since Phase 1 is during normal operating hours, staff will open the facility. Whenever working on Phase 2, we will provide a badge that will give you access to the facility after hours and weekends.

**Question 3: Does Phase 1 have to be completed before commencing Phase 2?**

**Response 3:** Phase 1 must be completed before initiating Phase 2. However, there might be exceptions and may overlap if there are no interruptions to staff. (See Question 6)

**Question 4: As soon as Phase 1 is completed, how much time will we have to wait to start on Phase 2?**

**Response 4:** We will have staff relocated and personal files removed before construction, so you may start on Phase 2 the very next day. Overlapping options might be available. (See question 6)

**Question 5: Staging area?**

**Response 5:** Parking is limited for COSL staff. We will allow an area of 3 parking spaces for staging and/or storage for partitioners. You may also leave tools and equipment on Phase 1 location while construction. Only the contractor and its subcontractors will have access to phase 1 location during construction.

**Question 6: Can there be overlapping during the two phases?**



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**Response 6:** Phase 2 is strictly after hours or weekends. However, overlapping can be facilitated by the project coordinator during construction. We will allow overlapping ONLY if no staff in the area is interrupted, there is no noise/debris, and/or any potential risk and/or obstructions.

**Question 7: Do you require insulation on the roof/ceiling?**

**Response 7:** We request insulation for all new walls. No ceiling insulation is needed.

**Question 8: What location is the temporary wall going to be?**

**Response 8:** Temporary wall that separates Phase 1 and Phase 2 is between cubicle area 148 and new office 131B. (See Exhibit A)

**Question 9: What color would you like the new electrical plates and low voltage plates to be?**

**Response 9:** To match existing color currently installed.

**Question 10: What is the wall height all the way to the truss?**

**Response 10:** 11ft. to the bottom of the truss.

**Question 11: What is the model of the partitioners? Are we purchasing new ones?**

**Response 11:** Partitioners made by AiS/MWall. No need to purchase partitioners as we will use existing and if needed, we have more in our storage. However, we are requesting to electrify all our partitioners with “whips” to all partitioner locations that are not against the wall as specified in Electrical Plan E1.01. Electrical and data whips to be located on the bottom raceway cavity. The contractor shall purchase partitioner powered raceway covers where needed. (See Exhibit B). FYI, we purchase our partitions from Arizona Furnishings in Phoenix.

**Question 12: Do you want the same color for the doors?**

**Response 12:** Yes, same color for all new doors and frames. OSHKOSH Door Company, Natural Birch 600-102

**Question 13: Are we including hardware on all doors?**

**Response 13:** Yes, all new doors must match existing. This includes door handles, door closers, door stoppers, etc.

**Question 14: Quick question regarding your renovation project in City Hall. Room 136, Men’s restroom, tile for floors shows D037 which is Pepper White, Golden Granite is D138. I am assuming Golden Granite #D138 would be correct for the floor?**

**Response 14:** Yes, the correct color and code for the restroom floor is Golden Granite D138.

**Question 14: For the restrooms, are you requesting a cove base and bullnose?**

**Response 14:** Yes, we are requesting bullnose for the top row and cove base tiles for the bottom row. Color selection based on Plans by Nicklaus Engineering.

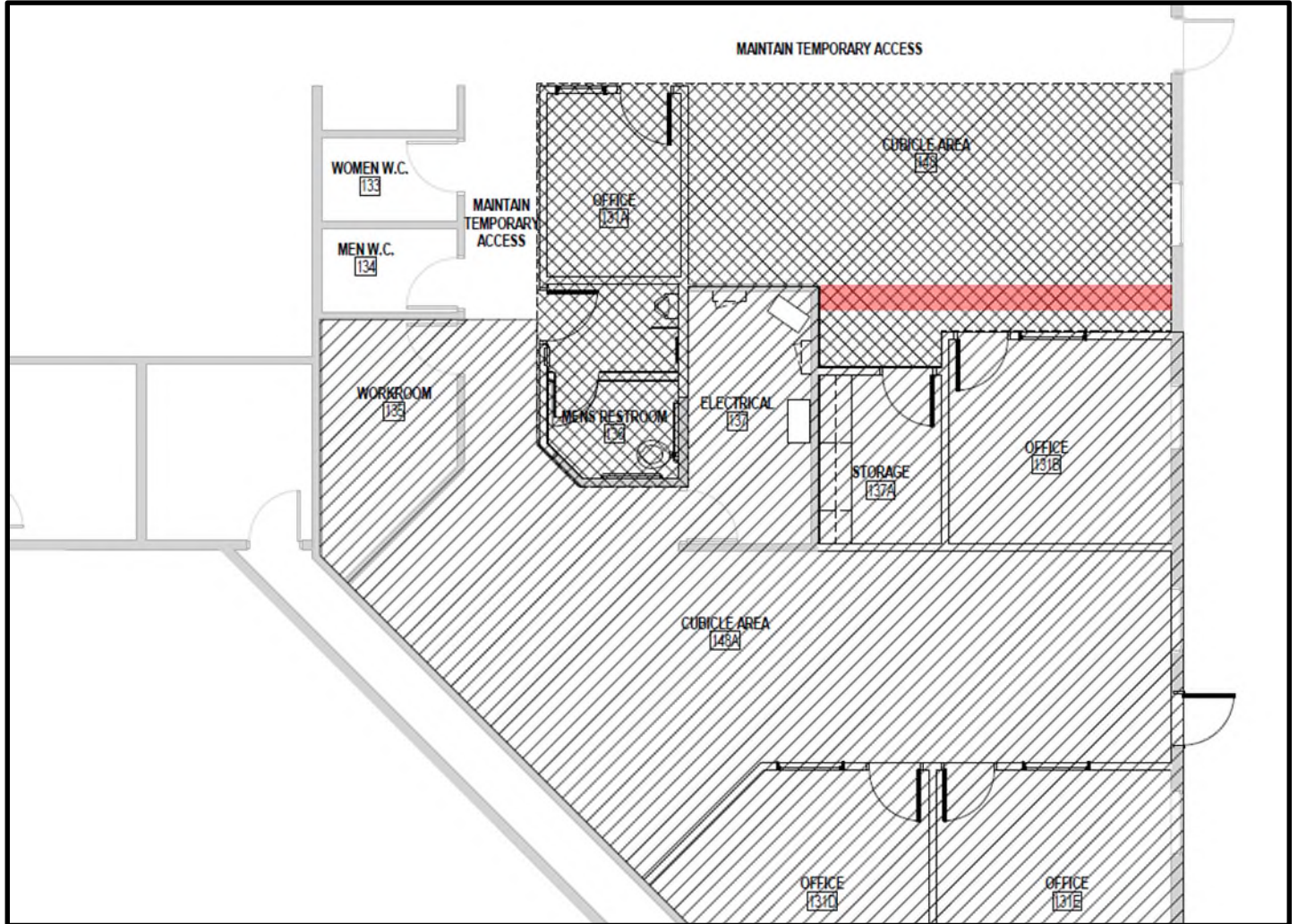


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### EXHIBIT A



The temporary wall location highlighted in red. 1-2 feet of playing room.



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### Exhibit B

**MWall**

## ELECTRIFY YOUR OFFICE

**Beltline Raceway Cavity** - Is open at each end for continuous transition of data and electrical distribution cables from one panel to the next.

**Powered Raceway Covers** - Are removable and punched out to provide access to duplex outlets.

**Non-Powered Raceway Covers** - Are standard and removable to provide access to panel raceway.

Seamlessly Integrate power and data into the panel base using the MWall base raceway. AIS offers a variety of data and phone jack plate combinations.



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This Addendum is incorporated into the contract documents. Please acknowledge receipt of this addendum and include in your bid. All other terms and conditions remain the same.

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Edgar Juarez  
Facilities Project Coordinator