ADDENDUM NO. 2

to the

CONSTRUCTION DOCUMENTS

November 6, 2013

General

The following changes, additions or deletions shall be made to the following Contract Documents. All other conditions shall remain the same.

In the Site Logistics Information Sessions, the following information was transmitted to the various CM/Contractor participants. The information contained below was not considered proprietary to any CM/Contractor’s Best Value approach, and is therefore being shared with all firms participating in the Best Value Bidding process.

1. Schedule
   a. Schedule Revision: Medical Research IV Demo – Revised Exhibit 21 to indicate a February 2015 start, after the current occupant moves to Mission Bay.
   b. Schedule Revision: Laboratory of Radiobiology Demo – Revised Exhibit 21 to indicate an August 2014 construction start, as remaining lab will be moving into space currently being renovated in the HSIR towers.
   c. Schedule Clarifications:
      i. West Plaza work to coincide with CSB work, so that it can be used to access UCH during its renovation.
      ii. CSB and UCH projects can have no overlap, as temporary occupants must be moved from UCH back into CSB before UCH work can begin.
      iii. Prior to initiation of work on UC Hall, the Ophthalmology Clinic on UCH-5 will be relocated by the Med Center. Schedule will be coordinated with their separate Design & Construction group. Any UC Hall schedule acceleration will require substantial notice to allow for the preparation of the replacement space.

2. Project Delivery:
   a. Target Value Design and Set Based Design are to be considered on a project-specific basis; early decisions will likely influence later ones.

3. Hazardous Materials
   a. Hazardous Materials Surveys will be commissioned by UCSF. CM/Contractor is responsible for selection and management of abatement subcontractor(s).
   b. All buildings are assumed to contain some hazardous building materials; there is known asbestos in CSB, UCH, Lab Rad, MR IV, Surge and Woods. Due to their age, all buildings are also assumed to contain lead paint and PCBs.
   c. Hazardous materials abatement work is not included in the UCIP. See also Spec Section 02080-Asbestos Abatement, issued in Addendum 1, for additional requirements.
d. Labs will be cleared of environmental hazards by UCSF EH&S during move out process.

4. Waste Management:
   a. Documentation/tags are required that indicate the amount of waste diverted from landfill.
   b. LEED Certification requires documentation of waste disposition.

5. Structural Testing: Procurement and management of subcontractor(s) to perform the below testing scope is included in the General Conditions. Cost of the work is included in the Project.
   a. Verification of existing material strengths and framing conditions will be necessary to successfully complete the design. In the Schematic Design phase, material samples will need to be taken from selected steel columns and beams as well as concrete walls and floors to establish their strengths for use in design. The Design Team will work with the selected CM/Contractor to establish the sample locations. The selected CM/Contractor will be responsible for removing the samples and any finishes and concrete fireproofing to access the sample locations. The Design Team will test the samples.
   b. Selective demolition of existing finishes and concrete fireproofing will be required at critical locations to confirm existing steel framing sizes and connection details. Potholing to confirm existing foundation sizes and depths as well as the locations of underground utilities to remain will also be required. The locations of these field explorations will be identified as the design progresses.
   c. Areas of material sampling and field exploration will need to be patched to maintain the occupancy rating of the structure. Since the structure will be occupied during the design phase, adequate steps will need to be taken to protect the occupants against excessive noise and vibration associated with these activities.

6. Vibration Requirements:
   a. Design requirements regarding building vibration will be included in the Design Criteria.
   b. Vibration controls may be required during Lab Rad, CSB, CSB Sitework, UCH Sitework and MR IV projects, due to ongoing occupancy and lab operations in UC Hall.

7. Pre-construction Surveys:
   a. CM/Contractor will include procurement and management of a “cracks survey” in their General Conditions. Cost of Survey itself will be a Project Cost.
   b. Existing conditions scans are to be performed by a third party (self-performed work is not allowed) and will be a project cost. Reconciliation with design and BIM is CM/Contractor’s General Conditions responsibility.

8. Soils Report: Soils Report will be commissioned in Phase 1 – Preconstruction and will be a project cost. Management of the generation of the report will be included in the General Conditions.

9. Tree Protection and Disposition: Campus Arborist will work with the team in Phase 1 – Preconstruction to determine the condition, disposition and protection of existing trees.

10. Elevators: Design build procurement of elevator systems is acceptable.

11. Fire Alarm Systems:
   a. UCSF has drawings of existing fire alarm systems.
   b. The Design Criteria will contain the performance specification.
   c. Construction phase fire alarm system will be coordinated with University Fire Marshal, and is anticipated to be a temporary system with manual pull stations.
12. Pedestrian Circulation Path:
   a. CM/Contractor must maintain a pedestrian path from School of Dentistry (SOD) to School of Nursing (SON), with minor exceptions for special/noticed circumstances.
   b. It is preferred that the path follow the existing “lower pedestrian path.”
   c. At a minimum, the current level of accessibility shall be maintained throughout the construction period.

13. Communications:
   a. Consistent and regular communication of construction impacts to the surrounding neighborhood is required and will be coordinated by the CM/Contractor with the UCSF Project Team and UCSF Community and Government Relations (CGR) group.
   b. Communication of construction impacts to campus service routes, parking and pedestrian paths is required by the CM/Contractor and will be coordinated with the UCSF Project Team and UCSF CGR group.

14. Site Logistics:
   a. A weekly coordination meeting with other University operations entities will be required. Meetings will discuss: deliveries; systems and utility shutdowns; waste management; dust management; noise, light and vibration impacts; etc.

15. Site Work Scope Clarification:
   a. Parnassus Streetscape: Sidewalks, landscaping, furnishings, etc. adjacent to CSB and UCH buildings is included in the respective scope for each building renovation project (CSB and UCH). If work on the opposite side of the street is to be included, a Change Order will be issued.
   b. Standards for Koret Way surface, utilities and substrate: Koret Way is a private street, but the street design needs to comply with San Francisco Dept. of Public Works standards, as it is an emergency access route.

16. Shoring: Shoring is not included in General Conditions and will be part of the Work, as required for each project.

17. Parking:
   a. At Lab Rad demo site, a small number of parking spaces may be required for University use. This will be determined during Phase 1 - Preconstruction.
   b. At MR IV demo site, of the 19 potential spaces, UCSF may reserve 9 for vanpool, which would leave 10 for the CM/Contractor. The specific number of spaces and the allocation will be determined during Phase 1 - Preconstruction. Spaces made available to the CM/Contractor in this location will remain so until the completion of the UCH project.

18. UCH Interim Measures: Scope includes interior fire and life safety improvements to facilitate temporary occupancy for CSB decant projects.

19. Permits
   a. UCSF Fire Marshal will provide all building permit review and manage inspections. UCSF is planning to hire an IOR. IOR Fees are covered by the University. There are not permit fees associated with this internal permitting process.
   b. Where approved in advance by the UCSF Fire Marshal (building permit review), incremental submittals are acceptable.
c. Design/build shop drawings will be the permit drawings for Design/Build work.
d. Building permit and DSA access review costs will be borne by University. All other permits and approvals (BAAQMD, etc.) are the responsibility of the CM/Contractor.
e. Parking lane (and sidewalk) on Parnassus is controlled by UCPD; permit fees will be borne by University.

20. Utilities
   a. Power: Each building will need separate temporary and permanent power supplies.
   b. Data: Fiber optic lines will be relocated or stabilized as part of the work. Approach will be determined in Phase 1 – Preconstruction.
   c. Utility Tunnel: Existing utility tunnel under Parnassus Avenue terminates at CSB and contains critical data and electrical lines serving the North side of campus. These connections must remain in operation during program execution.
   d. Sewer: A large sewer main runs from the IRM building through CSB, and must remain in operation during program execution.
   e. Oxygen: An O2 line runs from the Medical Center to the School of Dentistry, through CSB and UCH. A study will be done during Phase 1 – Preconstruction to determine the best approach to provide O2 service to the School of Dentistry. Analysis options will include provision of separate new service to the SOD, protection and stabilization of the existing line during construction, and relocation of the line.
   f. Steam:
      i. The Parnassus Avenue sidewalk serves as a trench cover over a 4” steam line, which must remain in operation during program execution.
      ii. Steam lines passing through areas within the Program boundary must be preserved and protected or relocated. Approach will be determined in Phase 1 – Preconstruction.

21. Community Outreach, Traffic and Operations
   a. Community Outreach
      i. UCSF will coordinate all outreach to the community through its Community and Government Relations (CGR) group.
      ii. Regular, periodic updates, developed by the CM/Contractor, will be provided to the adjacent neighbors and neighborhood groups through CGR.
      iii. Notifications of specific construction operations items will be coordinated through CGR. Notifications will be developed by the CM/Contractor.
   b. Traffic
      i. Agreements with the adjacent community require that trucks use higher capacity streets as their primary approach to Koret Way. Trucks are not permitted to make any turns at 5th Avenue and Kirkham, and must therefore approach Koret Way using 7th Avenue and Kirkham. A Construction Transportation Management Plan will be developed by the CM/Contractor and approved by the City (DPW/Muni/MTA).
      ii. Truck access to Koret Way should occur primarily between 9 am and 4 pm, and specifically be limited between 7-9 am and 4-6 pm. Truck access outside these hours must be coordinated with CGR, with community notification at least 48 hours in advance.
iii. Agreements with the adjacent community require that trucks no greater than 40 feet in length from bumper to bumper be used whenever possible, and that special arrangements, including flagmen and community notifications, are to be made at least 48 hours in advance if larger/longer trucks are to be used.

iv. Off-site parking for construction workers shall be provided by the CM/Contractor, with shuttle transport to the campus project site.

c. Construction Operations:

i. Limit noise-producing construction hours to between 8 am and 7 pm on weekdays, and between 9 am and 7 pm on weekends, unless night work is reviewed and authorized in advance by UCSF, including community notification.

ii. Construction noise impacts should be minimized using the following strategies:

1. Use construction equipment with noise reduction devices, such as mufflers.
2. When construction will occur adjacent to existing neighbors, erect temporary noise walls and provide acoustical shielding designed by an acoustical engineer.
3. Minimize the use of impact tools to the extent possible.
4. Locate stationary noise away from residential areas.
CM/CONTRACTOR BEST VALUE/BID QUESTIONS

- Questions from Contractors shown in BLACK, as excerpted from their emails.
- Answers from UCSF shown in RED.

1. **QUESTION:** Please confirm the warranty period.
   **ANSWER:** Warranty period shall be one (1) year, starting at Substantial Completion for each Project.

2. **QUESTION:** Please confirm that any personnel and material hoist, along with operator, is part of the “Subcontractors to provide delivery, moving of materials and equipment necessary to perform work included in bid package” per Exhibit 18 note H, and not included in Option Sum – Phase 2. The CM/Contractor is responsible for the competent management of this general condition item by having as a separate competitive bid package and communicate to all other subcontractors of this general condition to avoid duplication of cost in bids.
   **ANSWER:** Confirmed.

3. **QUESTION:** Will design criteria for CSB and UCH be available for design/build Subcontractors at the same time to allow for the bid and selection of D/B Subcontractors to be at the same time?
   **ANSWER:** No. CSB and UCH design/build subcontractors will be selected separately, because UC Hall will remain an optional part of the overall Program until the required approvals are secured.

4. **QUESTION:** Confirm that design/build packages stated throughout the RFP only apply for projects M2615 CSB Seismic Renovation and UCH Seismic Renovation or clarify to what packages will apply.
   **ANSWER:** Design/build requirements apply only to the CSB and UCH projects, though use of design/build subcontractors is encouraged wherever possible. Final determination will be made jointly with the University during Phase 1.

5. **QUESTION:** Exhibit 17, Article 4.1 states that CM/Contractor shall be required to comply with mitigation measures in the Environmental Impact Report (EIR). This is an open ended scope requirement that may lead to inconsistent bid proposals. Please define scope that will be required to comply with these measures.
   **ANSWER:** The CM/Contractor shall be required to comply with current EIR mitigation measures that apply to the execution of the CSB Program, including but not limited to those items relating to the construction operations and permanent aesthetic and operational requirements that must be included in the design of the Work. See additional document in Information Available to Bidders: “13-11-02 1996 LRDP EIR Summary - highlighted for CSB UCH Program.”

   A new UCSF Long Range Development Plan is under way, including the accompanying EIR and any associated mitigation requirements. Any new or revised mitigation measures beyond material included as Information to Bidders or in Addenda to this Agreement will be subject to Contract Amendment.
6. **QUESTION:** Exhibit 17, General Provisions - Temporary Utilities: Please confirm that the actual cost of power used during construction is paid by the University.

**ANSWER:** University will absorb the cost for monthly charges for temporary/construction phase power and other UCSF-provided utilities to the CM/Contractor. CM/Contractor is responsible for connection to and disconnection from University systems. If University chooses to proceed otherwise, a Change Order will be issued. Utilities not provided by University shall be at CM/Contractor’s cost.

7. **QUESTION:** Exhibit 17, General Provisions - Temporary Utilities: Article 4.7 - This article and Exhibit 18 suggest that temporary utility permitting, hook-up, disconnect and relocation is to be provided by CM/Contractor. This is typically scope that is performed by trade Subcontractor. We therefore suggest that this work is bid with trade work package, after scope requirements are defined by CM/Contractor and University.

**ANSWER:** See Item 6 above.

8. **QUESTION:** Article 4.7 - This article and Exhibit 18 suggests that Utility Usage is to be included by CM/Contract Option Sum Phase 2 amount. Utility usages can widely vary. We suggest that the University states the "allowance" that needs to be included by all bidders in the Option Sum Phase 2 amount.

**ANSWER:** See Item 6 above.

9. Exhibit 18 - CM/Contractor provided general conditions to Subcontractors
   a. **QUESTION:** Exhibit 18 and Best Value questionnaire may be in conflict of what should be included in Option Sum Phase 2 in regards to temp construction.

   **ANSWER:** Exhibit 18 has been revised. See item d. below.

   b. **QUESTION:** Best Value Questionnaire item 3G (Site Logistics and Access) request to provide a high level cost analysis of items that are required for temporary and permanent program site access.

   **ANSWER:** Perform cost analysis at a systems level only, not including specific quantity take-offs and unit costs.

   c. **QUESTION:** Exhibit 18 states that pedestrian walks, covered walkways, temporary ramps and docks are to be included in CM/Contractor provided general conditions to Subcontractors. However the scope is highly dependent on the Site Logistic plan that will be finalized with the University once the scope of work is further defined.

   **ANSWER:** See item d. below.

   d. **QUESTION:** During the Site Logistics Info Session the University suggested that temporary construction cost such as pedestrian walks, covered walkways, temporary ramps and docks was not part of the Option Sum Phase 2, only the associated maintenance. Please confirm.

   **ANSWER:** Cost of Work should not be included for the above-listed items in Option Sum Phase 2, though determination of scope, selection of Subcontractors, and General Supervision are the responsibility of the CM/Contractor. Maintenance of all temporary construction shall be at CM/Contractor’s cost.
10. **QUESTION:** Exhibit 18 - CM/Contractor provided general conditions to Subcontractors

   Final Building, Site and Exterior clean is work typically performed by trade Subcontractor. We therefore suggest that this work is bid with trade work package, after scope requirements are defined by CM/Contractor and University

   **ANSWER:** Confirmed for Final Cleaning only. General cleaning during the execution of the Work is the responsibility of the CM/Contractor and shall not be included in trade work packages. Subcontractors shall be responsible for general cleaning related to their scope of work only.

11. **QUESTION:** Agreement (page 5) Article 4.1.5 Quality Assurance Incentive is based on 2 year performance. Are warranties to be provided for two years? or 1 year as noted in General Conditions article 12.2.1

   **ANSWER:** Warranties are to be provided for one (1) year. The Quality Assurance Incentive will be based on 1 year performance. Agreement section 4.1 has been revised.

12. **QUESTION:** Rights for adjustment of contract time and/or contract sum for Hazardous Materials are not specifically addresses and are specifically excluded from the differing site conditions paragraphs (General Conditions article 3.17). We suggest removing "(excluding Hazardous Materials)" from GC article 3.17.11 and clarifying that CM/Contractor is entitled to adjustment of contract time and/or contract sum for Hazardous materials that were not disclosed by the University or included in scope of work.

   **ANSWER:** Original terms to apply.

13. **QUESTION:** There are no waiver of consequential damages from Owner. We request provision is added to the Contract.

   **ANSWER:** Original terms to apply.

14. **QUESTION:** Article 9.2 and 9.5 of General Conditions - We suggest revising retention to be released or reduced to 5% upon 50% Completion.

   **ANSWER:** Original terms to apply.

15. **QUESTION:** Article 4.23, 8.4.1 of General Conditions - The time frame provided for submitting Change Order Requests of seven days is short and is not reasonable. It does not allow time for discovery, review of potential solutions and collection of change orders from involved Subcontractors. We suggest that initial time to submit change order request is revised from 7 days to 14 days.

   **ANSWER:** Original terms to apply.

16. **QUESTION:** Article 2.4.1 of General Conditions - Requires contractor to correct any failure of the Work or Contract Documents within 2 days or such longer time frame as the University may specify. We recommend revising and providing for a longer time frame (10 days) to allow for proper investigation and planning of correction.

   **ANSWER:** Original terms to apply.

17. **QUESTION:** Article 3.6.1 of General Conditions - This provides that CM/Contractor shall obtain and pay for all necessary permits, except for permits obtained by the University or the
requirements with respect to which the University is not subject as provided in paragraph 2.1.2. We recommend that the University clarifies precisely which permits are to be included in our Option sum Phase 2 pricing, and which will be obtained by the University.

**ANSWER:** University pays for application fees for Access Compliance review by Division of the State Architect. There are no Building Permit application fees for review by the UCSF Designated State Fire Marshal. Costs related to preparation of required permit applications and administration of the permit process shall be borne by CM/Contractor.

18. **QUESTION:** Instructions to bidders, Article 5.2 indicates that the bind bond “shall be in one of the two forms provided by the University”. Only one form was provided with the RFP. Please provide the 2nd form (Form B, similar to attached).

**ANSWER:** Article 5.2 has been revised. There is only one bid form.

END OF ADD #2