



City of Carmel-By-The-Sea
Facility Renovation Projects
Notice to Bidders - Addendum 01

Addendum Date: 08/11/2023

Addendum by: Ausonio Incorporated

Attn: All Bidders

You are hereby notified of the following Additions/Deletions/Revisions to the Project Manual/Specifications and Drawings for this project, identified as Addendum 01.

Addendum 01 documents shall take precedence over the bidding documents previously issued.

Bidders shall acknowledge receipt and inclusion of Addendum 01 on their Bid Proposal in Appendix A, Bid Forms for Submittal, Page 5.

AD01-01: Bid Walk Sign-in Sheet

Reference: See Attachment 01, Bid Walk Sign-in Sheet

AD01-02: Sunset Center Painting Scope of Work Adjustment

Reference: See Attachment 02, Revised Sheet A1.0, removing a portion of the East wall.

AD01-03: City Hall Gutters Revision

Reference: See Attachment 03, Revised Sheet A2.3, adding the removal and replacement of two gutters in the Southwest portion of the building.

AD01-04: Requests for Information (RFIs)

The following Pre-Bid RFI responses are to be incorporated into the associated trade contractor's bid proposal.

Item	Question	Response
	General Questions	
1	Is this a prevailing wage project?	Yes.
2	What is the Engineer's Estimate for this project?	\$675,000. This includes the Interior Library Painting additive bid item, and the Presidential asphalt shingles deductive bid item.
3	Is all pricing going to the general?	Yes, subcontractors can provide their pricing to the general contractors listed on the attached sign-in sheet.
4	Why is this project bid as a package?	These projects have been bundled in an effort to provide economy of scale to attract a larger bidding pool.
	Sunset Center Cottage Window Repairs Questions	
1	Is a historical agency required? If so, who is in charge and who will direct?	Yes. The City has secured a planning permit for the project which included historic resource review.
2	Are only the exterior of windows to be painted?	No. Both sides are to be painted.

3	Are both the sash and trim of windows to be painted?	Yes.
4	Some of the windows facing the street will need to be reached by the use of equipment, will we be able to use the street to drive/set up equipment while performing this work?	Yes.
5	Some of the window putty on multiple windows is in poor condition. Please confirm that we are to remove all damaged/poor condition putty from every window?	All damaged/poor condition putty from every window is to be removed.
	Sunset Center Hazmat & Painting Questions	
1	Is the entire East Elevation of the building included in the scope of work?	See modified plan drawing, Attachment 02 Revised Sheet A.1.
2	For the Sunset Center, are the copper gutters to be painted?	Existing copper gutters are <u>not</u> to be painted. All existing painted or unpainted metal gutters are to be painted.
3	Do the gutters need to be removed to be able to paint wall under?	No.
4	How much of the inner courtyard gets painted?	Contractor to refer to plans and specifications.
5	Are the railings getting painted?	No.
6	Will the properties of the new paint have the same properties as the current paint?	Contractor to refer to Specification Section 09 90 00 - Painting and Coating for proposed paint and coating systems. The contractor should also refer to the Hazardous Material Abatement Report prepared by M3 Environmental, dated 3/31/2022 in Appendix C.2.
7	Are the retaining walls around the Sunset Center getting painted?	Contractor to refer to the Exterior Elevations on Sheets A3.0, A3.1, and A3.2. All building surfaces to be painted are noted. All site walls that are connected to the building that shall be painted are noted. Please refer to Exterior Elevation 1B/A3.0 and Note PNT-1/A to the left of the exterior stairs. Additionally, see Attachment 03 for added retaining wall to be painted on North side of building.
	City Hall Roof Questions	
1	Are the new metal gutters to be painted?	Yes, along with all exposed flashing.
	Library Painting Questions	
1	Will the building remain operational?	Yes.
2	What is the extent of bookshelf painting?	Contractor to refer to General Note 3 on Sheet A2.0 and A2.1.
3	Are the railings to be painted?	No.

4	Are the bookcases to be stained?	No stain, just paint.
5	What is to be done with the netting for birds?	Contractor to remove and reinstall.
6	Will there be a phasing plan?	No. The Library will be closed during interior painting.
7	For the basement of the Library, are ceiling tiles to be painted?	Contractor to refer to Finish Schedule on Plan Page A2.1.
8	Is the wallpaper in the staff kitchen area to be removed and replaced with paint?	Yes.
9	Is the cabinetry/casework in the kitchen and bathroom to be re-painted?	Yes.
10	Is the mural in the basement to be painted over?	Yes.
11	Are the multi-colored overhead pipes on the basement ceiling to be re-painted with the existing colors, or are they to be repainted to match the wall color?	Wall color.

Attachments:

- 01. Pre-bid Walk Sign-in Sheet
- 02. Revised Sunset Center Exterior Paint Drawing, A1.0
- 03. Revised City Hall Re-Roofing Drawing, A2.3



City of Carmel-By-The-Sea

Sunset Center – Harrison Memorial Library – City Hall

Attendance

DATE: August 1, 2023

PROJECT: Facility Renovation Projects

MEETING: Pre-Bid Conference and Site Walk

TIME: 2:00pm – 4:00pm

PLACE: Starting at Sunset Center

Pre-Bid Meeting Sign-In Sheet

Name	Company	Contact Number	Email Address
Dustin Conner	Ausonio CM	831 915 7574	dustin@ausonio.com
Cesar Araya	PRIMAL PAINT	408-373-9822	cesar@primal-paint.com
Robert Hernandez	SPEEDBOY PAINTING	831-737-9601	SPEEDBOYINC@YH400.COM
Luis Dimas	Cypress painting	831 794-07-37	cypresspainting@SBC Global.net
Nicolas B. Aubrey	NBR PAINTING	(510) 876-8381	INFO@NBRPAINTING.COM
RAQUEL MENDOZA	OTTO CONST.	831-293-3042	rmendoza@ottoconstruction.com
Pavel Chernyy	Pro Ex Construction inc	916-868 2137	pavel@proexconstruction.com
Alina Dougan	A Plus Painting	916-410-7573	apluspaintingca@gmail.com
Miguel Rios	ME & F Rios painting	831 884 6682	miguel-rioscornejo@hotmail.com
Daniel Sanchez	PARC Environmental	559-999-5427	dsanchez@parcenvironmental.com
Francisco Esquivel	Ford Painting	831 373-6026	Fordpainting@att.net
Bill Sparano	CSG INC.	831-915-9680	Bill@CSGMonterey.com



AUSONIO
MEMBERSHIP

RETAINING WALL
TO BE PAINTED

MISSION ST



NOT IN SCOPE

NOT IN SCOPE

SUNSET CENTER
BUILDING EXTERIOR PAINTING
SCOPE OF WORK

SAN CARLOS ST

ARCHITECTURAL SITE PLAN LEGEND

-  BUILDING OR PORTION OF BUILDING NOT INCLUDED IN SCOPE
-  BUILDING OR PORTION OF BUILDING INCLUDED AS PART OF THIS PROJECT

ARCHITECTURAL SITE PLAN GENERAL NOTES

1. PROTECT ALL TREES IN THE CONSTRUCTION ZONE FROM DAMAGE. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
2. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT A SITE PLAN WITH STAGING AREA INDICATED FOR REVIEW AND APPROVAL BY THE CITY.
3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL DEMOLITION, CONSTRUCTION AND GRADING.

KEYNOTES

- 1 (E) PARKING STRIPING TO REMAIN
 - 2 (E) RETAINING WALL
 - 3 (E) LANDSCAPE AREA. PROTECT LANDSCAPING IN PLACE. DAMAGED LANDSCAPING SHALL BE REPAIRED
 - 4 (E) ASPHALT PAVING
 - 5 (E) CONCRETE STAIRS TO REMAIN
- 6
7
8
9
10
11
12

10

TEN OVER
STUDIO, INC

538 Marsh Street,
San Luis Obispo, CA
93054-1010
info@tenoverstudio.com
www.tenoverstudio.com



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE
AND ARE THE PROPERTY OF TEN OVER STUDIO, INC.
THESE DRAWINGS ARE EXCLUSIVELY FOR THE PROJECT
INDICATED AND SHALL NOT BE TRANSFERRED OR
OTHERWISE REPRODUCED WITHOUT EXPRESS WRITTEN
PERMISSION OF TEN OVER STUDIO, INC.
COPYRIGHT 2023

BUILDING EXTERIOR PAINTING PACKAGE

SUNSET CENTER

SAN CARLOS ST, CARMEL-BY-THE-SEA, CA 93923

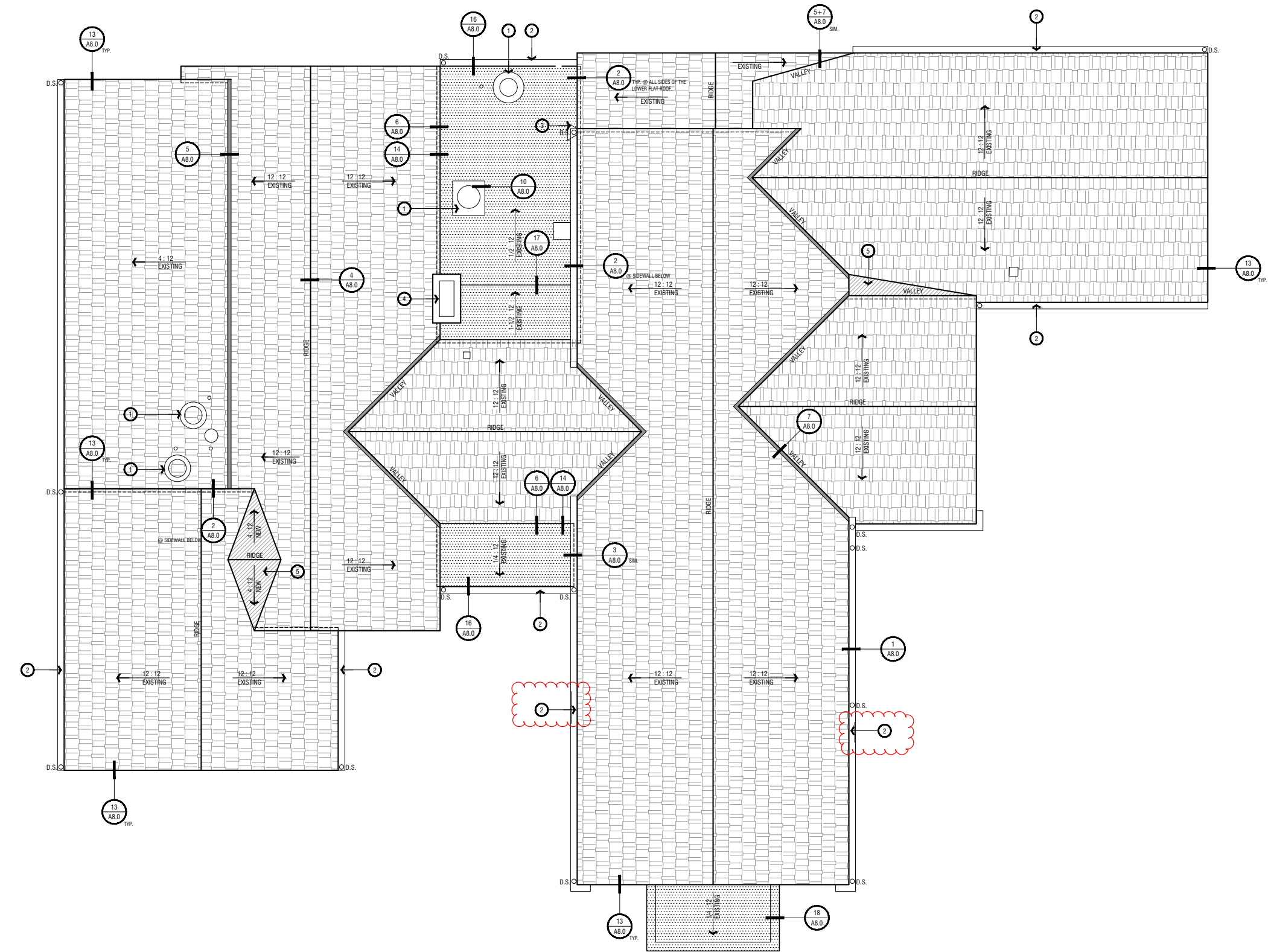
PROJ #:	2022-065
DRAWN BY:	AA/DL
CHK'D BY:	JP/HD
DATE	SUBMITTAL
03/06/2023	DRAFT SUBMITTAL
04/24/2023	FINAL SUBMITTAL

ADDENDUM 01
08/11/2023

SITE PLAN

A1.0





ROOF PLAN LEGEND

- CLASS 'A' WOOD SHINGLE ROOFING SYSTEM OVER (E) SHEATHING. SEE SPECIFICATIONS
- CLASS 'A' TPO MEMBRANE ROOFING SYSTEM OVER (E) SHEATHING. SEE DETAIL 9/A8.0 FOR TYPICAL SYSTEM AND CUT-EDGE TRANSITIONS
- (N) ROOF CRICKET
- SHEET METAL FLASHING. SEE REFERENCED DETAILS

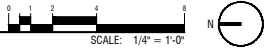
ROOF PLAN GENERAL NOTES

- ALL EXISTING ROOF PENETRATIONS, VENTS, AND MECHANICAL EQUIPMENT IS TO REMAIN AND BE PROTECTED IN PLACE. PROVIDE NEW SEALANT AND FLASHING AT ALL ROOF PENETRATIONS. REFER TO DETAILS 3/A8.0, 8/A8.0, 10/A8.0 AND 11/A8.0
- PROVIDE CRICKETS AT HIGH SIDE OF ALL ROOF MOUNTED EQUIPMENT.
- REFER TO DETAIL 9/A8.0 WHERE TPO MEMBRANE MATERIAL START/STOPS OCCUR.

KEYNOTES

- (E) MECHANICAL EQUIPMENT TO REMAIN AND BE PROTECTED IN PLACE. REFER TO DETAILS FOR NEW ROOFING MEMBRANE, SHAKES, FLASHING AND COUNTERFLASHING
- (N) GALVANIZED SHEET METAL GUTTER. MATCH (E) REMOVED COPPER GUTTER PROFILE. (N) GUTTER FINISH AND COLOR TO MATCH EXISTING.
- (N) SPLASH PAN AT LOWER ROOF PER SMACNA FIGURE 1-36. FINISH AND COLOR TO MATCH EXISTING.
- (E) CHIMNEY. PROVIDE CHIMNEY FLASHING AT SHINGLE AND LOW-SLOPE TPO ROOF PER SMACNA FIGURE 4-14. FINISH AND COLOR TO MATCH EXISTING.
- (N) ROOF CRICKET

1 ROOF REPLACEMENT PLAN



NOT FOR CONSTRUCTION



TEN OVER
STUDIO, INC

438 Marsh Street,
San Luis Obispo, CA
805.541.0100
info@tenoverstudio.com
www.tenoverstudio.com



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE
AND ARE THE PROPERTY OF TEN OVER STUDIO, INC.
THE DESIGN AND INFORMATION REPRESENTED ON
THESE DRAWINGS ARE EXCLUSIVELY FOR THE PROJECT
INDICATED AND SHALL NOT BE TRANSFERRED OR
OTHERWISE REPRODUCED WITHOUT EXPRESS WRITTEN
PERMISSION OF TEN OVER STUDIO, INC.
COPYRIGHT 2022

ROOFING REPLACEMENT
CARMEL CITY HALL
MONTE VERDE ST, CARMEL-BY-THE-SEA, CA 93923

PROJ #: 2022-065
DRWN BY: AA/DL
CHK'D BY: JP/HD

DATE SUBMITTAL
03/13/2023 DRAFT SUBMITTAL
04/24/2023 FINAL SUBMITTAL

ADDENDUM 01
8/11/2023

PROPOSED
ROOF PLAN

A2.3