

# City of San Diego

CITY CONTACT: Ron McMinn , Contract Specialist, Email: [RMcMinn@sandiego.gov](mailto:RMcMinn@sandiego.gov)  
Phone No. (619) 533-4618

## ADDENDUM A



## FOR

## BALBOA PARK FEDERAL BUILDING IMPROVEMENT

BID NO.:	<u>K-22-2035-DBB-3</u>
SAP NO. (WBS/IO/CC):	<u>B-20066</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>GA, BH</u>

### **BID DUE DATE:**

**2:00 PM**

**OCTOBER 5, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

**ENGINEER OF WORK**

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:

*E Schroth-Nichols*

For City Engineer

9/23/21

Date

Seal:



## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## **B. BIDDER'S QUESTIONS**

Q1. In the Scope of Work, it is asked that we "replace any or all rotted wood" we are unable to Quantify that for Bidding. Can you provide an allowance amount, or a square footage amount so we all are bidding the same thing?

A1. See this Addendum for new Bid Line Item Allowance.

Q2. Is there a Hazardous Material Survey for the Roof if so please provide.

A2. See attached Appendix G – ALMP Inspection Report of this Addendum.

Q3. In the Notice of Exemption, Description of nature and purpose of the project: it calls for new raised curbs for heating, ventilation, and air conditioning (HVAC) equipment. This is Not noted in the Scope of Work. Please clarify. Also in attachment E 3-15.4 use of site we are not to remove or lift HVAC units. And in Spec. Section 400 Utilities 400-1, b existing HVAC units shall not be removed or lifted. Please clarify .

A3. Existing equipment shall not be removed, relocated, or lifted at any time during construction. See the Technical Specification for Scope of Work.

Q4. There is a Spec. Section 099653 Elastomeric Wall Coatings. Please clarify how this applies to the project work scope so we can properly quantify this work.

A4. To be applied at inside of parapet walls between the counterflashing and the new coping cap.

Q5. There is Spec. Section 112429.01 Facility Fall Protection. Please clarify how this applies to this project not noted in Scope of Work. Will need to know how to Quantify for proper pricing.

A5. Installation of new permanent Facility Fall Protection at ladder access location, and on main roof section for the entirety of the east and west sides of the building between the HVAC units and parapet.

- Q6. We were not allowed to core the existing roofing to determine the system to be removed. It was noted that we would need to send an RFI for this questions. Do you have the exact roofing system type that will need to be removed?
- A6. See attached Appendix H – Roof Core of this Addendum.
- Q7. Spec Section 099653 Elastomeric Wall Coatings has us coating some walls. Can you please note on the plans which walls are to be coated?
- A7. To be applied at inside of parapet walls between the counterflashing and the new coping cap.
- Q8. Spec Section 112429.01 – Facility Fall Protection Can you please note on the plans where you would like this set in place?
- A8. Installation of new permanent Facility Fall Protection at ladder access location, and on main roof section for the entirety of the east and west sides of the building between the HVAC units and parapet.
- Q9. Would we be able to get information on the roof material? Roof core info of this Addendum
- A9. See attached Appendix H – Roof Core of this Addendum.

### C. SUPPLEMENTARY SPECIAL PROVISIONS

1. To Section 7 – Measurement and Payment, Item 7-3.1 General, Sub-item 3, page 50, **DELETE** in its entirety and **SUBSTITUTE** with the following:
  3. The Lump Sum Bid item for “**Roof Replacement**” shall include all work specified in the Technical Specifications except work related to “**Wood Deck Replacement**”.
2. To Section 7 – Measurement and Payment, Item 7-3.1 General, page 50, **ADD** the following:
  4. The Bid Line item for “**Wood Deck Replacement**” shall be included as an allowance and shall include all wood deck repair/replacement as mentioned in Technical Specs.
3. To Supplementary Special Provisions, Appendices, **ADD** Appendix G ALMP Inspection Report, pages 6 through 22 of this Addendum.

4. To Supplementary Special Provisions, Appendices, **ADD** Appendix H "Roof Core", pages 23 through 25 of this Addendum.

**D. ADDITIONAL CHANGES**

1. The following are additional changes to the Line Items in the PlanetBids Tab:

For clarity where applicable, **ADDITIONS**, if any, have been **Underlined** and **DELETIONS**, if any, have been **~~Stricken out.~~**

<b>Section</b>	<b>Item Code</b>	<b>Description</b>	<b>UoM</b>	<b>Quantity</b>	<b>Payment Reference</b>	<b>Extension</b>
<u>Main Bid</u>	<u>238160</u>	<u>Wood Deck Replacement (EOC Type II)</u>	<u>AL</u>	<u>1</u>	<u>7-3.1</u>	<u>55000</u>

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *September 23, 2021*  
San Diego, California

JN/RWB/mlw

**APPENDIX G**  
**ALMP INSPECTION REPORT**

**CITY of SAN DIEGO**  
**WORK REQUEST FOR ASBESTOS, LEAD & MOLD PROGRAM** 5471

Department Public Works Dept.# \_\_\_\_\_ Division Capita Asset Management

Work Requested By Michelle Garcia-Quilico MS# 908A Phone 619 533-6635

Facility # \_\_\_\_\_ Facility Name/Address Balboa Park Federal Building located in Balboa Park

Year of Construction: 1935 Plans Attached?  YES  NO Target Start: Design - May 2020  
Construction - August 2020

Provide a description and location of the activities **you plan on conducting**:

This project provides for the replacement of the Federal Building roof. Federal building (aka Comic-Con building) is located in Balboa Park.

Open Internal Order or WBS# to ALMP for labor cost. ALMP Business Area 2115; Fund 100000; Revenue Acct 424071. The following accounting numbers are for laboratory, abatement, and/or other NPE. Request estimate if needed.

**Accounting Numbers:** 1714141216 400002 B-20066  
 Cost Center Fund G/L Internal Order/WBS #

I have the authority to authorize ALMP to bill hourly inspection labor and laboratory expenses to the accounting numbers above for work related to this project.

Signature  Title Project Manager Date 3/11/2020

Print Name Michelle Garcia-Quilico Div. Analyst Name Gary Lane

**FOR OFFICE USE ONLY**

Date Received 4/17/2020 Inspector Gil Cortinas

Records/Inspection Information ALMP collected bulk samples of roof core and roofing mastic materials from various areas of the Comic-Con Museum roof for asbestos analysis. All collected bulk samples tested negative for asbestos content.

Impact on Project No impact on this project.

 4/27/2020  for 4/28/2020  
 ASBESTOS, LEAD & MOLD PROGRAM INSPECTOR DATE ASBESTOS, LEAD & MOLD PROGRAM MANAGER DATE

**Asbestos, Lead & Mold Program**

**INSPECTION REPORT  
ASBESTOS**

*for*

**COMIC-CON MUSEUM - FACILITY #635  
ROOF REPLACEMENT**

*April 24, 2020*

Prepared by:

*Gilbert Cortinas*

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Gil Cortinas  
Asbestos, Lead & Mold Program Inspector  
CA CSST #05-3780  
CDPH Lead IA/PM #4113/4112

Reviewed by:

*Robert Cox*

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Robert Cox  
Asbestos, Lead & Mold Program Supervisor  
CA Asbestos Consultant #18-6345  
CDPH Lead IA/PM #2243/2242

City of San Diego  
Environmental Services Department  
Disposal and Environmental Protection Division  
Asbestos, Lead & Mold Program  
9601 Ridgehaven Court, Ste. 310  
San Diego, CA 92123  
Tel: (858) 573-1264  
Fax: (858) 492-5041



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## 1. Overview

An Inspector from the City of San Diego's Environmental Services Department, Asbestos, Lead and Mold Program (ALMP) performed an inspection of Comic-Con Museum, FACILITY #635, 2131 Pan American Plaza, San Diego, CA 92101 for asbestos on April 22, 2020.

PROJECT OVERVIEW: The Comic-Con Museum was inspected for asbestos to determine if hazardous materials are present in the roofing materials. The planned scope of work is to replace the roof.

The ALMP Inspector that performed the inspection possesses a current State of California Division of Occupational Safety and Health (DOSH) Site Surveillance Technician credential, State of California Lead Inspector/Risk Assessor credential and has maintained his certificate for the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) Building Inspector course included in Attachment #3.

In the event that asbestos containing materials are detected and may be impacted by the PROJECT, ALMP will provide the required abatement specification for the PROJECT to the requesting department. The contractor is to verify locations, quantities and condition of all asbestos containing material (ACM) and lead before work begins.

## 2. Laboratory Information

The City of San Diego contracts with the laboratories that are listed below. All samples collected as part of this inspection were submitted to and analyzed by either:

HM Pitt Labs, Inc.,  
4901 Morena Blvd., Suite 203  
San Diego, CA 92117  
(619) 474-8548

LA Testing  
520 Mission St.  
Pasadena, CA 91030  
(323)-254-9960

HM Pitt Labs, Inc. and LA Testing maintain accreditations for asbestos analysis under the National Voluntary Laboratory Accreditation Program (NVLAP) and the California Department of Public Health Service's Environmental Laboratory Accreditation Program (ELAP). Asbestos content analysis was conducted in accordance with methods specified in Appendix E, Subpart E, 40 CFR 763- "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA-600/M4-82-020 Dec. 1982) as Modified by "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116 July 1993).

## 3. Summary of Asbestos Containing Materials (ACM)

This inspection was conducted to identify any asbestos containing material that may be impacted as part of this PROJECT. All tested materials that are to be impacted as part of this PROJECT are negative for asbestos. A complete list of the materials that have been tested for asbestos and the results are included in Attachment #1.

Due to the non-destructive nature of the inspection materials within interstitial spaces such as wall cavities, pipe chases and above ceilings may not have been tested. If suspect materials are encountered during PROJECT activities and are not listed in Attachment #1 of this report, work must stop immediately and the ALMP contacted so additional testing can be performed.

#### **4. Attachments**

1. Asbestos Sample Logs and Laboratory Reports
2. Inspector Certifications (CSST and AHERA Building Inspector Certificate, California Department of Public Health Lead Inspector/Risk Assessor)
3. Site Diagram

**Attachment # 1**

**ASBESTOS SAMPLE LOGS & LABORATORY REPORTS**



# H.M. Pitt Labs, Inc.

9590 Chesapeake Dr · Ste 5 · San Diego, CA 92123

# Lab Number: 172934-244593

Tel: 619-474-8548 · Fax: 858-412-3305

**Company:**

City of San Diego Environmental Services  
Department  
9601 Ridgehaven Court, Suite 310  
San Diego, CA 92123

**Date Entered:** 04/22/2020**Analyzed By:** Tisha Melville**Date Analyzed:** 04/23/20**Customer PO / Claim#:****Contract Number:****Job Site:** Project #7888Date SampledWho Sampled

04/22/2020

Gil Cortinas

**Lab Notes:** 24 HR TAT

## POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

**Analysis Number:** 172934-1**Customer Number:** B01**Classification:****Description:** Roof Core/E. Mid-Roof**Results:**

- a: Non-Asbestos: 50% Glass Fiber & 25% Cellulose Fibers in Black Roofing Material (Homogenous, Inseparable Layers)
- b: Non-Asbestos: 80% Cellulose Fibers in Brown Roofing Material
- c: Non-Asbestos: 25% Cellulose Fibers & 15% Glass Fibers in Black Roofing Material
- d: Non-Asbestos: Non-Fibrous Yellow Foam
- e: Non-Asbestos: 75% Cellulose Fibers in Black Roofing Paper

**Analysis Number:** 172934-2**Customer Number:** B02**Classification:****Description:** Roof Core/W. Mid-Roof**Results:**

- a: Non-Asbestos: 50% Glass Fiber & 25% Cellulose Fibers in Black Roofing Material (Homogenous, Inseparable Layers)
- b: Non-Asbestos: 80% Cellulose Fibers in Brown Roofing Material
- c: Non-Asbestos: 25% Cellulose Fibers & 15% Glass Fibers in Black Roofing Material
- d: Non-Asbestos: Non-Fibrous Yellow Foam

**Analysis Number:** 172934-3**Customer Number:** B03**Classification:****Description:** Roof Core/N. Upper-Roof**Results:**

- a: Non-Asbestos: 50% Glass Fiber & 25% Cellulose Fibers in Black Roofing Material (Homogenous, Inseparable Layers)
- b: Non-Asbestos: 90% Cellulose Fibers in Brown Roofing Material
- c: Non-Asbestos: 90% Cellulose Fibers in Black Roofing Material
- d: Non-Asbestos: Non-Fibrous Yellow Foam

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 90 days from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

**APPROVED BY:**

LELAND S. PITT, CIH

**Dated:** 04/23/2020**REVIEWED BY:**

Lee Pitt

Page 1 of 3



# H.M. Pitt Labs, Inc.

9590 Chesapeake Dr · Ste 5 · San Diego, CA 92123

# Lab Number: 172934-244593

Tel: 619-474-8548 · Fax: 858-412-3305

**Company:**

City of San Diego Environmental Services  
Department  
9601 Ridgehaven Court, Suite 310  
San Diego, CA 92123

**Date Entered:** 04/22/2020

**Analyzed By:** Tisha Melville

**Date Analyzed:** 04/23/20

**Customer PO / Claim#:**

**Contract Number:**

**Job Site:** Project #7888

Date Sampled

Who Sampled

04/22/2020

Gil Cortinas

**Lab Notes:** 24 HR TAT

## POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

**Analysis Number:** 172934-4

**Customer Number:** B04

**Classification:**

**Description:** Roof Core/S. Upper-Roof

**Results:** Non-Asbestos: Non-Fibrous Yellow Foam

**Analysis Number:** 172934-5

**Customer Number:** B05

**Classification:**

**Description:** Roof Core/S. Mid Upper-Roof

**Results:**  
a: Non-Asbestos: 60% Glass Fiber & 15% Cellulose Fibers in Black Roofing Material (Homogenous, Inseparable Layers)  
b: Non-Asbestos: 90% Cellulose Fibers in Brown Roofing Material

**Analysis Number:** 172934-6

**Customer Number:** B06

**Classification:**

**Description:** Roof Core/S. Upper-Roof

**Results:**  
a: Non-Asbestos: 60% Glass Fiber & 15% Cellulose Fibers in Black Roofing Material (Homogenous, Inseparable Layers)  
b: Non-Asbestos: 90% Cellulose Fibers in Brown Roofing Material

**Analysis Number:** 172934-7

**Customer Number:** B07

**Classification:**

**Description:** Roof Mastic/Mid-Roof

**Results:**  
a: Non-Asbestos: <1% Cellulose Fibers in White Penetration Mastic  
b: Non-Asbestos: 25% Cellulose Fibers in Black Penetration Mastic

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 90 days from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

**APPROVED BY:**

LELAND S. PITT, CIH

**Dated:** 04/23/2020

**REVIEWED BY:**

Lee Pitt



# H.M. Pitt Labs, Inc.

9590 Chesapeake Dr · Ste 5 · San Diego, CA 92123

# Lab Number: 172934-244593

Tel: 619-474-8548 · Fax: 858-412-3305

**Company:**

City of San Diego Environmental Services  
Department  
9601 Ridgehaven Court, Suite 310  
San Diego, CA 92123

**Date Entered:** 04/22/2020**Analyzed By:** Tisha Melville**Date Analyzed:** 04/23/20**Customer PO / Claim#:****Contract Number:****Job Site:** Project #7888**Date Sampled****Who Sampled**

04/22/2020

Gil Cortinas

**Lab Notes:** 24 HR TAT

## POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

**Analysis Number:** 172934-8**Customer Number:** B08**Classification:****Description:** Roof Mastic/Mid-Roof**Results:**

a: Non-Asbestos: 1% Cellulose Fibers in White Penetration Mastic  
b: Non-Asbestos: 30% Cellulose Fibers in Black Penetration Mastic

**Analysis Number:** 172934-9**Customer Number:** B09**Classification:****Description:** Roof Mastic/Mid-Roof**Results:**

a: Non-Asbestos: 1% Cellulose Fibers in White Penetration Mastic  
b: Non-Asbestos: 30% Cellulose Fibers in Black Penetration Mastic

**Analysis Number:** 172934-10**Customer Number:** B10**Classification:****Description:** Roof Mastic/N. Upper-Roof**Results:**

a: Non-Asbestos: <1% Cellulose Fibers in White Penetration Mastic  
b: Non-Asbestos: 40% Cellulose Fibers in Black Penetration Mastic

**Analysis Number:** 172934-11**Customer Number:** B11**Classification:****Description:** Roof Mastic/S. Upper-Roof**Results:**

a: Non-Asbestos: 1% Cellulose Fibers in White Penetration Mastic  
b: Non-Asbestos: 20% Cellulose Fibers & 20% Glass Fibers in Black Penetration Mastic

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 90 days from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

**APPROVED BY:**

LELAND S. PITT, CIH

**Dated:** 04/23/2020**REVIEWED BY:**

Lee Pitt

Page 3 of 3

Project # 7888 Submitted by: Gil Cortinas Date: 4/22/2020 Page 1 of 2

LAB SUBMITTED TO: H.M. P.H Labs

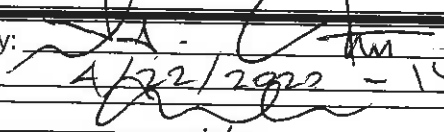
TURNAROUND TIME:  2 HOUR  24 HOUR  48 HOUR  72 HOUR  5 DAY  OTHER: \_\_\_\_\_

The receiving Laboratory is required to complete the following:

1. All Invoices are to be sent to: Attn. City of San Diego - Environmental Services Department, 9601 Ridgeway Court, Suite 310 San Diego, CA 92123
2. Lab reports/invoices are to contain the Project Number listed above. Do not include Purchase Order Numbers on Invoices
3. Email report to: @sandiego.gov gcortinas@sandiego.gov

Lab Number	Sample No.	Material/Location	Media	Time On/Off or Size	Flow (LPM)	Volume/Area	Analyses Requested
Sample # Prefix: 7888	B-01	Roof Core / E. Mid-roof	BULK				PLM
	B-02	Roof Core / W. Mid-roof					
	B-03	Roof Core / N. upper-roof					
	B-04	Roof Core / S. upper-roof					
	B-05	Roof Core / S. mid upper-roof					
	B-06	Roof Core / S. upper-roof					
	B-07	Roof Mastic / mid-roof					
	B-08	Roof Mastic / Mid-roof					
	B-09	Roof Mastic / Mid-roof					
	B-10	Roof Mastic / N. upper-roof					

NOTES: stop at first positive for sampler B-01 thru B-06  
 " " " " " " B-07 thru B-11

Relinquished by: 	Relinquished by: _____
Date/Time: 4/22/2020 - 1400	Date/Time: _____
Received by: _____	Received by: _____
Date/Time: 4-22-20 2:00	Date/Time: _____



Project # 7888	Submitted by: <u>Ciril Cortinas</u>	Date: <u>4/22/2020</u>	Page <u>2</u> of <u>2</u>
LAB SUBMITTED TO: <u>H.M.P.H Labs</u>	TURNAROUND TIME: <input type="checkbox"/> 2 HOUR <input checked="" type="checkbox"/> 24 HOUR <input type="checkbox"/> 48 HOUR <input type="checkbox"/> 72 HOUR <input type="checkbox"/> 5 DAY <input type="checkbox"/> OTHER: _____		

The receiving Laboratory is required to complete the following:

1. All Invoices are to be sent to: *Attn. City of San Diego - Environmental Services Department, 9601 Ridgehaven Court, Suite 310 San Diego, CA 92123*
2. Lab reports/invoices are to contain the Project Number listed above. Do not include Purchase Order Numbers on Invoices
3. Email report to: @sandiego.gov   gcortinas@sandiego.gov

Lab Number	Sample # Prefix: 7888	Sample No.	Material/Location	Media	Time On/Off or Size	Flow (LPM)	Volume/Area	Analyses Requested
		B-11	Roof Mastic / S. upper-roof	BULK				PLM

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Relinquished by: <u>[Signature]</u>	Relinquished by: _____
Date/Time: <u>4/22/2020 - 1400</u>	Date/Time: _____
Received by: _____	Received by: _____
Date/Time: _____	Date/Time: _____

**Attachment # 2**

**INSPECTOR CERTIFICATIONS**

State of California  
Division of Occupational Safety and Health  
**Certified Site Surveillance Technician**

**Gilbert A Cortinas**

Name

Certification No. 05-3780

Expires on 04/14/21



This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

# Certificate of Training

*This is to certify that*

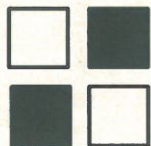
***Gil Cortinas***

*has successfully completed 4 hours of formal training entitled*

## ***AHERA Building Inspector Refresher***

*as approved by the California Division of Occupational Safety and Health  
and as certified by the Environmental Protection Agency and approved by AHERA under TSCA Title II*

*Presented by*



### ***Design For Health Training Center***

*2667 Camino del Rio South, Suite 207*

*San Diego, CA 92108*

*Phone: (619) 291-1777 Fax: (619) 291-4318*

*dfhtcsd@gmail.com*

*www.designforhealthtrainingcenter.com*

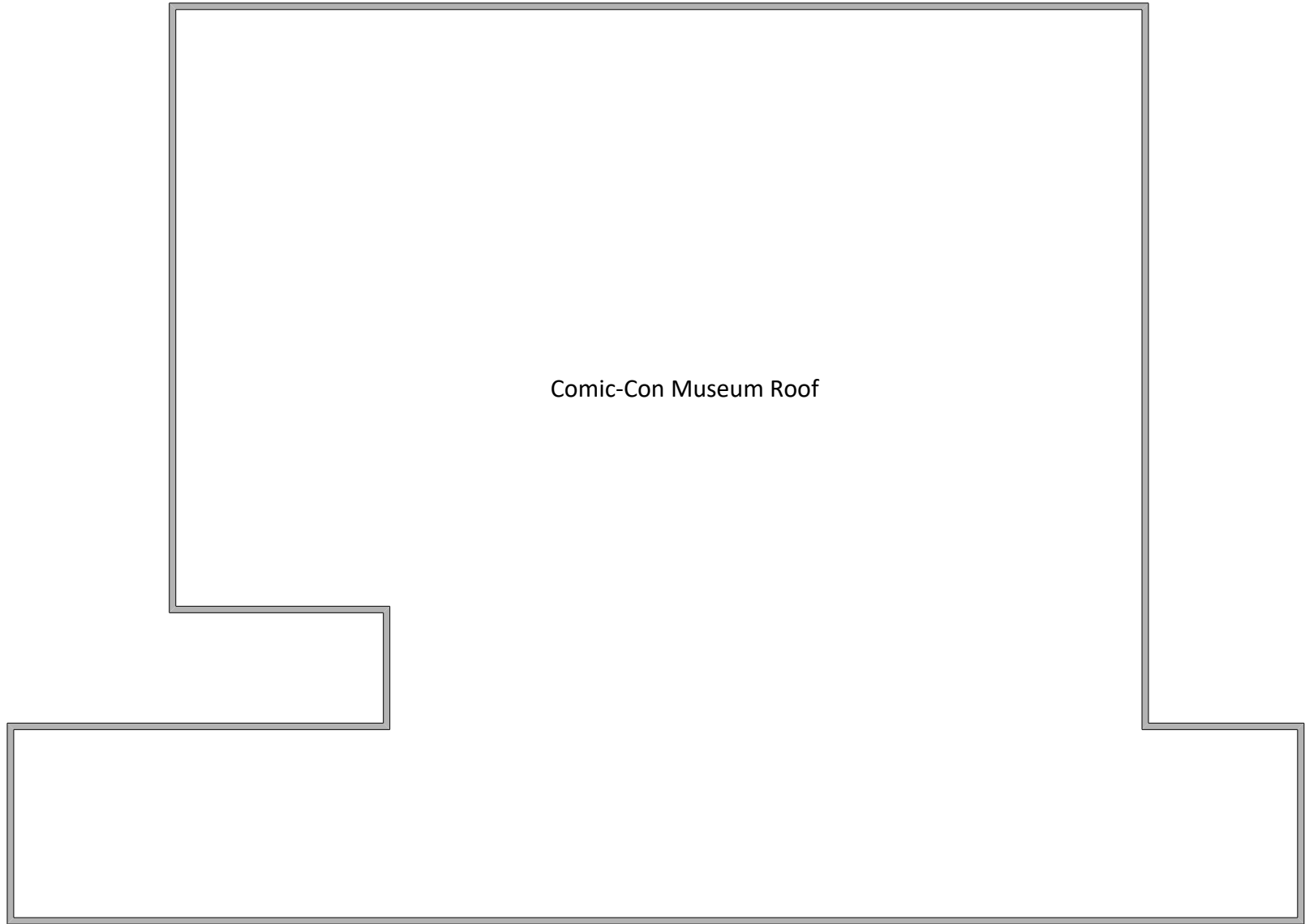
By: \_\_\_\_\_

*Jorge A Valdez, B.S.  
Director of Training*

**DOSH Approval #011-06  
Certificate # 0120BIR186836  
Course Date(s) 01/07/2020  
Exam Date: N/A**

*This is an annual certification. It must be renewed by: 01/07/2021*

**Attachment # 3**  
**SITE DIAGRAM**



Comic-Con Museum Roof

2131 Pan American Plaza



**APPENDIX H**  
**ROOF CORE**

## Appendix H – Roof Core

Roof Core Description: wood deck, base layer of 2.5" ISO, ¾" perlite coverboard, 4-ply hot applied asphalt BUR with Cap Sheet.





