Please be advised that this Questions and Responses document is being provided for informational purposes only.

A. Pre-Bid Meeting Questions

1.0 Question 1: Describe the main problem this project is solving.

Answer: The project is intended to address ongoing slope instability, erosion, and related site conditions adjacent to the PE Building that have resulted in deterioration of the hillside and surrounding site features. The work is intended to stabilize the affected area, repair damaged conditions, and provide a durable long-term solution consistent with the project drawings.

2.0 Question 2: Are there any issues with water running off or erosion?

Answer: The soils are generally not considered susceptible to short-term erosion during construction. All excavations shall be performed in accordance with the slope repair submittal requirements.

3.0 Question 3: How deep is the water line?

Answer: In accordance with the general notes on the drawings, the water line depth and location shall be field-verified through hand-dug test pits.

4.0 Questions 4: What are the existing utilities?

Answer: Known utilities have been plotted based on available records, field evidence, and field investigation. In accordance with the general notes on the drawings, utility depths and locations shall be field-verified through hand-dug test pits.

5.0 Question 5: What is the project duration?

Initial Answer: Bidders will provide the project duration as part of their bid submission.

Further Clarification: Refer to ITB, Item 3.3.2, Tab 8 – Preliminary Schedule, for schedule submission requirements.

6.0 Question 6: Is there any concern with the project happening while school is in session?

Answer: No. The work is primarily exterior work, and multiple building entrances will remain available during construction. At this time, the College does not anticipate that the overall project will need to be scheduled around the academic calendar.

However, during graduation activities in May, there may be temporary restrictions related to contractor staging locations and allowable working hours. The Contractor will be expected to coordinate these activities with the College to minimize conflicts with scheduled events.

7.0 Question 7: What type of soil is currently there?

Answer: The existing soils are predominantly Clayey Sand (SC) and Silty Sand (SM), including combinations thereof. Minor amounts of gravelly material were also observed.

8.0 Question 8: Is there a consideration for vendors under pinning?

Answer: Underpinning is not currently anticipated. Based on the expected excavation, underpinning services are not required.

9.0 Question 9: What if there is a bigger issue than anticipated?

Answer: The ITB document contains change order instructions.

Further Clarification: The College has Contingency Items listed on the Bid Form and a Change Order process outlined in the ITB, Section 7.6.

10.0 Question 10: What is the project budget?

Answer: The College requests bidders submit pricing based on their own evaluation of the project requirements that is not influenced by the project budget.

11.0 Question 11: Is there a drain concern?

Answer: There may be existing drainage issues in the area of the staircase. The existing drainage system shall be inspected as it is exposed during excavation. Any damaged drainage components identified during this work shall be repaired or replaced as necessary.

12.0 Question 12: Is part of the project scope to determine the cause of the erosion?

Answer: No. Determine the cause of the erosion is not part of the project scope. However, any damaged drainage systems identified during the work shall be repaired or replaced as part of the remediation.

13.0 Question 13: Is hiring HCEA to monitor the project a conflict of interest?

Answer: Yes. As currently written, having HCEA under the Construction Contractor's scope would create a potential conflict of interest because HCEA is already providing services to G+P/CSM.

The College will revise the ITB by addendum to clarify that HCEA will remain under its existing contractual relationship with G+P/CSM and will not be contracted directly by the awarded construction contractor.

Following award, the College/G+P will authorize direct communication between HCEA and the contractor as necessary for construction testing, monitoring, coordination, and exchange of project information, with G+P/CSM kept informed of project-related communications.

Refer to Addendum 1, Item #1.

14.0 Question 14: Is there mold?

Answer: The College is not aware of any mold within the project area.

15.0 Question 15: Is the basement wall waterproof?

Answer: Not that the College is aware of.

16.0 Question 16: If the basement wall is not waterproof, should it be?

Answer: Once the basement wall is exposed for visual inspection, the AE Team will provide recommendations regarding any waterproofing, protection matting, and backfill procedures that may be required based on the existing wall conditions.

17.0 Question 17: Are the railings being replaced?

Answer: Yes, the existing railings are to be replaced as part of the project.

18.0 Question 18: What are the measurements of the gaps?

Answer: The College is unable to determine which specific gaps are being referenced. Bidders are encouraged to review the ITB, all appendices, and any issued addenda.

19.0 Question 19: Were there any tests for chlorine?

Answer: Chlorine testing was not performed as part of the design investigation or submittal.

20.0 Question 20: Are there drawings that contain the drain lines?

Answer: Yes, available record drawings include plumbing information that may assist bidders in identifying existing drain line locations. Bidders are responsible for verifying existing conditions in the field.

21.0 Question 21: Where will staging during construction be?

Answer: A specific construction staging area is not identified in the Contract Documents. The awarded contractor shall coordinate proposed staging and site logistics with the College prior to mobilization. Staging shall be arranged to maintain access, emergency access, and College operations throughout construction.

B. Written Questions Received

1.0 Question 1: Suspected void size: The geotechnical report (Hillis-Carnes, HCEA 19177A) notes boring B-1 encountered no penetration resistance at about 2.5 ft, indicating a possible void beneath the stairs and sidewalk. Please provide the estimated void size (plan area, depth/thickness, and volume), or state the quantity bidders should assume for pricing.

Answer: Based on the geotechnical report and existing site conditions, the suspected void is believed to be a localized condition in the area of the sidewalk. The exact limits, depth, and volume have not been delineated at this time.

2.0 Questions 2: Dimensions of the affected area: Please provide the dimensions of the existing stair, landing/slab and sidewalk (width, length, number of risers, slab thickness), and the limits of the slope repair area.

Answer: Refer to the existing conditions and project drawings for the dimensions of the existing stair, landing/slab, sidewalk, and limits of the slope repair area.

3.0 Question 3: Polymer injection: Section 6.3 of the geotechnical report recommends polymer injection. Is polymer injection an acceptable method, and should it be included in the base bid or priced as a per-pound alternate?

Answer: The bid shall be based on the issued design package, which calls for regrading and slope stabilization using geogrid as shown on the drawings. Polymer injection is not included in the current design scope and should not be included in the base bid or priced as an alternate unless otherwise directed by addendum.

4.0 Question 4: Cut/fill quantities: The Cut/Fill table on Sheet CS-101 lists Cut 46 CY, Fill 16 CY, and Net 15 CY (Cut). These figures do not reconcile (46 - 16 = 30 CY). Please confirm the correct quantities.

Answer: The cut and fill quantities shown are correct. The estimated net earthwork is 30 CY of cut. These quantities are approximate and may vary based on the contractor's means and methods of excavation.

******* END OF QUESTIONS AND RESPONSES #1 *******