

August 2, 2021

## **Addendum #02**

### **Responses to the RFSOQ Questions for**

### **Provision of Prefabricated Modular Units for Navigation Center**

To All Proposers,

Please carefully review the responses below and incorporate the information as directed into your RFSOQ submittals that is due to the San Mateo County Project Development Unit on August 11, 2021 at 2pm.

ANSWERS TO RESPONDENT'S QUESTIONS:

#### Question#01 – Section 3.03 Scope of Services

- a. What role will XL have with the installation of the units and where will their scope of work end and the vendor's scope of work begin?

Response – XL Construction will receive units, offload them, rig and install units in place according to details developed and approved jointly by the modular vendor and A/E team. Modular vendor is responsible for all work leading up to and including shipping of units to project site. Modular vendor will be responsible for repairs to units as determined by punchlist developed by A/E team.

- b. Who is coordinating crane and set of the modules?

Response – XL Construction

- c. Does the Vendor scope of work performed on site need to comply with prevailing wage requirements or the like?

Response – No.

- d. What is meant by site modification and maintenance?

Response – Modular vendor should be able to make modifications based on the site condition requirement; The vendors are not expected to provide maintenance of their units, there will be a warranty specified in the upcoming RFP.

#### Question#02 – Exhibit AA 1. - Are shipping containers approved for use of habitation by HCD?

Response – Yes, although modular units do not need to be shipping containers for this project.

Question#03 – Exhibit AA 3. - Will a rain screen assembly be required for cement board or will direct attachment to sheathing be allowed?

Response – Direct attachment is ok, but waterproof barrier should be provided behind the cement board.

Question#04 – Exhibit AA 9. - What are the louvers being proposed in the units? For multi-story, are all the condensers on top roof and if so, where do line sets run? Are any of the windows operable?

Response – Louvers are for fresh air intake. Condensers are on the top roof for multi-story conditions. An exterior vertical chase will be designed by the site architect, coordinated with the vendor. Windows may be operable, but basis of design is fixed.

Question#05 – Exhibit AA 13. - Clarification on who is installing the fire sprinklers in the factory?

Response – Objective is a single point of responsibility for the fire sprinkler system. System will be designed by the site A/E team, coordinated with the vendor (each modular unit will be treated like a room in a building). There are two options for installation: 1) site sprinkler contractor or affiliate installs in the factory, or 2) vendor installs and certifies the sprinkler installation, subject to approval by XL Construction.

Question#06 – Exhibit AA 15. - Can we have mechanical rooms rather than all the utility panels being surface mounted to the exterior wall?

Response – Design objective is not to consume interior space with a mechanical room, to have windows on both ends of the modular unit, and to avoid surface mounted features of any kind. Exterior utility panels shall be flush mounted as noted on the drawings.

Question#07 – Exhibit AB – For stacked units, who is supplying Deck Structures and when do they get set in place in relation to the setting of the modules? Who coordinates the installation of the modules and the deck structures?

Response – See General Notes on S0.00 and Exhibit 1, note AA.8. Site A/E team will coordinate the design, and the XL will supply and coordinate installation of the deck/stair structures.

Question#08 – Exhibit 3 – Is the Hotel Occupancy Code tied to length of stay? Just want to make sure this doesn't translate into larger project issues of needing to cycle occupants every 30 days, etc. We are sure someone is considering this and is beyond our scope. We just wanted to bring it to everyone's attention.

Response – Navigation Centers do not exactly fit R-1 or R-2 Occupancy categories as defined by the 2019 CBC. The facility is operated more like a hotel despite the 90-120-day typical length of stay. On past projects, the Authority Having Jurisdiction (AHJ) has accepted the R-1 interpretation. Final determination will be made based on preliminary discussions with the AHJ prior to submittal of the overall site building permit application.

**TRANSIENT.** Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Boarding houses (transient) with more than 10 occupants
- Congregate living facilities (transient) with more than 10 occupants
- Hotels (transient)
- Motels (transient)

Question#09 – Exhibit 4 Preliminary Schedule

- a. If final concept drawings/specs are issued in Oct 2021, when are bids expected to be in by?

Response – Roughly November 2021. Exact dates are TBD.

- b. When do PO's get signed and procurement started?

Response – Shortly after bids are submitted by modular vendors, evaluated by XL and recommendation given to County by XL Construction and subsequently approved by County.

- c. Assuming HCD approvals are completed first and then local building permits, will PO's be signed after all permits are in place or after HCD approvals?

Response – Shortly after bids are submitted by modular vendors, evaluated by XL and recommendation given to County by XL and subsequently approved by County.

- d. If the goal is to start modular construction at the same time as site on March 2022, would PO be signed in December to start procurement process and long lead time ordering to meet the March 2022 production start?

Response – PO's will be signed before permits and HCD approvals. The County will make best efforts to approve POs as quickly as possible to allow the vendors to order long lead items and meet the construction schedule.

- e. Or, is March 2022 when PO's get signed, meaning modular production would need to start in May 2022 once long lead time procurement is complete? This would make a June 2022 delivery very tight.

Response – No, see previous responses regarding PO issuance.