

# **RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**



## **ADDENDUM NO. 1**

**Bid # 1458 Fire Systems and Code Repairs Project  
at  
Santiago Canyon College**

**Address:  
8045 E. Chapman Ave, Orange CA 92869**

**Project ID #2912**

**June 17, 2024**

**Owner:  
Rancho Santiago Community College District  
2323 North Broadway, Room 112  
Santa Ana, California 92706**

**RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED ON BID FORM WHEN  
SUBMITTED**

The following changes, additions, deletions or corrections shall become a part of the Contract Documents for the project named on the previous page and all other conditions shall remain the same. The Bidders shall be responsible for transmitting this information to all affected Subcontractors and Suppliers, prior to the closing of Bids. Prospective Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Proposal Form by the number. Failure to do so shall deem the Bid Proposal as non-responsive and subject the Bidder to disqualification.

**Item No. AD 1-1: Updated Drawings**

Drawings: Replace drawings F-002, F-603, and F-610 with their respective updated drawing sheets. See attached below.

**Item No. AD 1-2: Response to RFI #1**

The following provides a response to the Bidder's Request for Information (RFI). See attached Pre-bid Clarification Form below for RFI #1 response.

**Enclosed:**

Item No. AD 1-1: Updated Drawings F-002, F-603, and F-610

Item No. AD 1-2: Response to RFI #1

**This is the end of Addendum No.1**

**GENERAL NOTES**

- THE METHODOLOGY FOR DETERMINING THE FIRE-RESISTANCE RATING FOR THE EXISTING BUILDINGS SURVEYED WAS AS FOLLOWS:
  - WHERE AVAILABLE, FIRE-RESISTANCE RATING DATA FOR CONSTRUCTION ASSEMBLIES WERE TAKEN DIRECTLY FROM CAMPUS RECORD DRAWINGS.
  - WHERE DATA WAS UNAVAILABLE FROM CAMPUS RECORD DRAWINGS, FIRE RESISTANCE RATINGS WERE DETERMINED BASED ON FIELD OBSERVATIONS. WHERE OPENING PROTECTIVES SUCH AS FIRE DOORS, FIRE DAMPERS, FIRE CALKING, OR SPRAY FIRE PROOFING WERE OBSERVED, SUCH CONSTRUCTION BARRIERS WERE ASSUMED TO BE DESIGNED FOR A MINIMUM FIRE RESISTANCE OF ONE-HOUR. WHERE OPENING PROTECTIVES WERE FACTORY LABELED WITH A FIRE RESISTANCE RATING, THE VALUE WAS USED IN DETERMINING THE FIRE RESISTANCE RATING OF THE BARRIER IN WHICH THE PROTECTED OPENING WAS LOCATED.
- SEE CHAPTER 7 OF THE CBC AND CFC FOR REQUIREMENTS REGARDING THE PROTECTION OF THROUGH PENETRATIONS, MEMBRANE PENETRATIONS, AND JOINTS. FIRESTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING. THE ASSEMBLIES MUST BE INSTALLED PER THE UL DETAILS EQUAL TO OR GREATER TO THOSE REFERENCED IN THESE DRAWINGS. ALL MANUFACTURERS INSTALLATION INSTRUCTIONS MUST BE FOLLOWED.
- THE INSPECTION AND APPROVAL OF REPAIR WORK SHALL BE PERFORMED BY A DSA-APPROVED PROJECT INSPECTOR, SELECTED BY THE COMMUNITY COLLEGE DISTRICT.
- INSPECTIONS WILL BE PERFORMED ON AN ONGOING BASIS AS COORDINATED WITH THE INSPECTOR AND THE DISTRICT.
- PHOTO DOCUMENTATION OF REPAIRS SHALL BE COORDINATED WITH THE INSPECTOR.
- THE RECOMMENDED ACTIONS, PRODUCTS, AND UL DETAILS ON SHEETS FP-6.01 THROUGH FP-6.10 REPRESENT THE MINIMUM REQUIRED ACTION TO MEET THE INTENT OF CODE. EQUAL OR GREATER ASSEMBLY DETAILS MAY BE SUBMITTED FOR REVIEW AS AN APPROVED EQUAL AT NO ADDITIONAL COST TO THE OWNER.
- THROUGH-PENETRATIONS IN CONCRETE FLOORS/WALLS MAY BE PROTECTED WITH MINERAL WOOL AND FIRE SPRAY DETAIL 2F-610 AS AN ALTERNATIVE TO DETAIL 2F-603.
- THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR ALL CONSTRUCTION MATERIALS REQUIRED WITHIN THE SCOPE OF WORK.

**COORDINATION NOTES**

- CONTRACTOR TO COORDINATE ACCESS WITH THE DISTRICT PM AT LEAST TWO WEEKS AHEAD OF SCHEDULED TIME FOR ACCESS.
- CONTRACTOR TO CREATED DETAILED SCHEDULE OF WORK AND UPDATE WEEKLY. SCHEDULE WILL BE DONE BY ROOM NUMBER, PHOTO NUMBER, AND TIME FRAME REQUIRED FOR ACCESS. NOTE: MANY OF THE REPAIRS WILL NEED ACCESS TO TWO ROOMS FOR ONE REPAIR.
- CONTRACTOR TO PROVIDE A DEFICIENCY TRACKER UPDATED WEEKLY FOR REVIEW WITH THE PM. PROVIDE DRAFT DEFICIENCY TRACKER DURING PRE-CON FOR ACCEPTANCE FROM THE DISTRICT PM.
- NOTE REPAIRS WILL REQUIRE WORK TO BE DONE ON BOTH SIDES OF A WALL. SOME AREAS MAY REQUIRE SEPARATE COORDINATION TO COMPLETE THE REPAIRS IN ACCORDANCE WITH DETAILS.
- CONTRACTOR RESPONSIBLE FOR ACCESSING ALL AREAS. CONTRACTOR RESPONSIBLE FOR ALL EQUIPMENT NECESSARY TO PERFORM THE SCOPE OF WORK. THE CONTRACT DOCUMENTS PROVIDE EXAMPLES OF POTENTIAL SPECIAL SITE COORDINATION, BUT IT IS CONSIDERED MEANS AND METHODS OF THE CONTRACTOR.
- PROTECT ALL FLOORING AND REPAIR ANY DAMAGED AREAS. COORDINATE FLOOR PROTECTION WITH THE DISTRICT.
- IF THE TEMPORARY REMOVAL OF PIPES, CONDUITS, OR DUCTS IS REQUIRED TO COMPLETE A REPAIR, THE DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO THE WORK, AND THE IMPACTS TO UPSTREAM/DOWNSTREAM CONNECTIONS SHALL BE EVALUATED TO DETERMINE THE EXTENT OF SHUT-DOWNS THAT NEED TO BE COORDINATED FOR WORK DURING NON-OCCUPIED HOURS. SUCH REMOVALS/REPLACEMENTS MUST BE COORDINATED AND PERFORMED BY AN ASSOCIATED LICENSED CONTRACTOR.

**CODES NOTES**

- 2022 CFC SECTION 701.6: THE FIRE-RESISTANCE RATED CONSTRUCTION SHALL BE PROPERLY REPAIRED, RESTORED OR REPLACED WHERE DAMAGED, ALTERED, BREACHED, OR PENETRATED, AS IDENTIFIED IN THESE DOCUMENTS.
- 2022 CFC SECTION 703.2: WHERE DAMAGED, MATERIALS USED TO PROTECT MEMBRANE- AND THROUGH-PENETRATIONS SHALL BE REPLACED OR RESTORED WITH SYSTEMS THAT MEET OR EXCEED THE THE CODE REQUIREMENTS APPLICABLE AT THE TIME WHEN THE ASSEMBLY WAS CONSTRUCTED, REMODELED OR ALTERED.
- 2022 CFC SECTION 704.2: WHERE DAMAGED, MATERIALS USED TO PROTECT JOINTS AND VOIDS SHALL BE REPLACED OR RESTORED WITH SYSTEMS THAT MEET OR EXCEED THE THE CODE REQUIREMENTS APPLICABLE AT THE TIME WHEN THE ASSEMBLY WAS CONSTRUCTED, REMODELED OR ALTERED.
- 2022 CFC SECTION 708.1: WHERE REQUIRED WHEN THE BUILDING WAS ORIGINALLY PERMITTED AND CONSTRUCTED, SPRAY FIRE-RESISTANT MATERIALS AND INTUMESCENT FIRE-RESISTANT MATERIALS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE MATERIALS DO NOT EXHIBIT EXPOSURE TO THE SUBSTRATE.
- 2022 CBC SECTION 714.4.1.1: THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY. ALTERNATELY, THROUGH-PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.
- 2022 CBC SECTION 715.3: JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.
- 2022 CBC SECTION 703.5: ANY WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
  - BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET.
  - INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS."

**BUILDING AND CODE**

Building	Year of Construction	CBC Edition
A	1984	1987 UBC*
B	1984	1987 UBC*
C	1988	1985 UBC*
D	1989	1985 LBC
E	2002	1998 CBC
G	2010	2001 CBC
H	2010	2007 CBC
L	2002	2001 CBC*
SC	2008	2001 CBC

\*Based on drawing date

**SHEET INDEX**

**GENERAL**

- F-001 COVER SHEET
- F-002 SHEET INDEX

**BUILDING A - BOOKSTORE**

- F-A-101 BUILDING A 1ST FLOOR
- F-A-201 BUILDING A 2ND FLOOR
- F-A-601 REFERENCE PICTURES
- F-A-602 REFERENCE PICTURES
- F-A-603 REFERENCE PICTURES
- F-A-604 DEFICIENCY SCHEDULE

**BUILDING B - CLASSROOMS**

- F-B-101 BUILDING B 1ST FLOOR
- F-B-201 BUILDING B 2ND FLOOR
- F-B-601 REFERENCE PICTURES
- F-B-602 REFERENCE PICTURES
- F-B-603 DEFICIENCY SCHEDULE

**BUILDING C - CHILD DEVELOPMENT CENTER**

- F-C-101 BUILDING C 1ST FLOOR
- F-C-601 REFERENCE PICTURES
- F-C-602 DEFICIENCY SCHEDULE

**BUILDING D - CAREER DEVELOPMENT & MATH SUCCESS CENTER**

- F-D-101 BUILDING D 1ST FLOOR
- F-D-201 BUILDING D 2ND FLOOR
- F-D-601 REFERENCE PICTURES
- F-D-602 REFERENCE PICTURES
- F-D-603 DEFICIENCY SCHEDULE

**BUILDING E - ADMISSION & FACULTY**

- F-E-101 BUILDING E 1ST FLOOR
- F-E-201 BUILDING E 2ND FLOOR
- F-E-301 BUILDING E 3RD FLOOR
- F-E-601 REFERENCE PICTURES
- F-E-602 DEFICIENCY SCHEDULE

**BUILDING G - ATHLETICS AND AQUATICS COMPLEX**

- F-G-101 BUILDING G 1ST FLOOR
- F-G-201 BUILDING G 2ND FLOOR
- F-G-601 REFERENCE PICTURES
- F-G-602 REFERENCE PICTURES
- F-G-603 DEFICIENCY SCHEDULE

**BUILDING H**

- F-H-101 BUILDING H 1ST FLOOR
- F-H-201 BUILDING H 2ND FLOOR
- F-H-301 BUILDING H 3RD FLOOR
- F-H-601 REFERENCE PICTURES
- F-H-602 REFERENCE PICTURES
- F-H-603 DEFICIENCY SCHEDULE

**BUILDING L - LIBRARY**

- F-L-101 BUILDING L 1ST FLOOR
- F-L-201 BUILDING L 2ND FLOOR
- F-L-601 REFERENCE PICTURES
- F-L-602 DEFICIENCY SCHEDULE

**BUILDING SC**

- F-SC-101 BUILDING SC 1ST FLOOR
- F-SC-201 BUILDING SC 2ND FLOOR
- F-SC-601 REFERENCE PICTURES
- F-SC-602 REFERENCE PICTURES
- F-SC-603 REFERENCE PICTURES
- F-SC-604 DEFICIENCY SCHEDULE
- F-SC-605 DEFICIENCY SCHEDULE

**DETAILS**

- F-601 DETAILS - NON INSULATED - GYPSUM WALL
- F-602 DETAILS - INSULATED - GYPSUM WALL
- F-603 DETAILS - NON INSULATED - CONCRETE WALL
- F-604 DETAILS - INSULATED - CONCRETE WALL
- F-605 DETAILS - WALL PATCHES
- F-606 DETAILS - FLEX CONDUIT AND CABLES
- F-607 DETAILS - FLEX CONDUIT AND CABLES
- F-608 DETAILS - BULK CABLE BUNDLE PENETRATIONS
- F-609 DETAILS - ENGINEERING JUDGMENTS FOR EQUIVALENCE
- F-610 DETAILS - DRYWALL PATCH, FIRE SPRAY, ELECTRICAL BOX

Owner



Consultant



Long Beach // Irvine // Los Angeles  
San Diego // San Jose // Seattle

p2sinc.com

Project Title

**SANTIAGO CANYON COLLEGE - FIRE SYSTEMS AND CODE REPAIRS PROJECT**

Project Address:



Santiago Canyon College  
8045 EAST CHAPMAN AVENUE  
ORANGE, CA 92869



Revisions

Number	Description	Date
1	ADDENDUM #1	06/13/24

Designed  
Drawn  
Checked  
Approved

Date June 13, 2024

Submittal Addendum #1

Scale None

Sheet Title

SHEET INDEX

Sheet Number

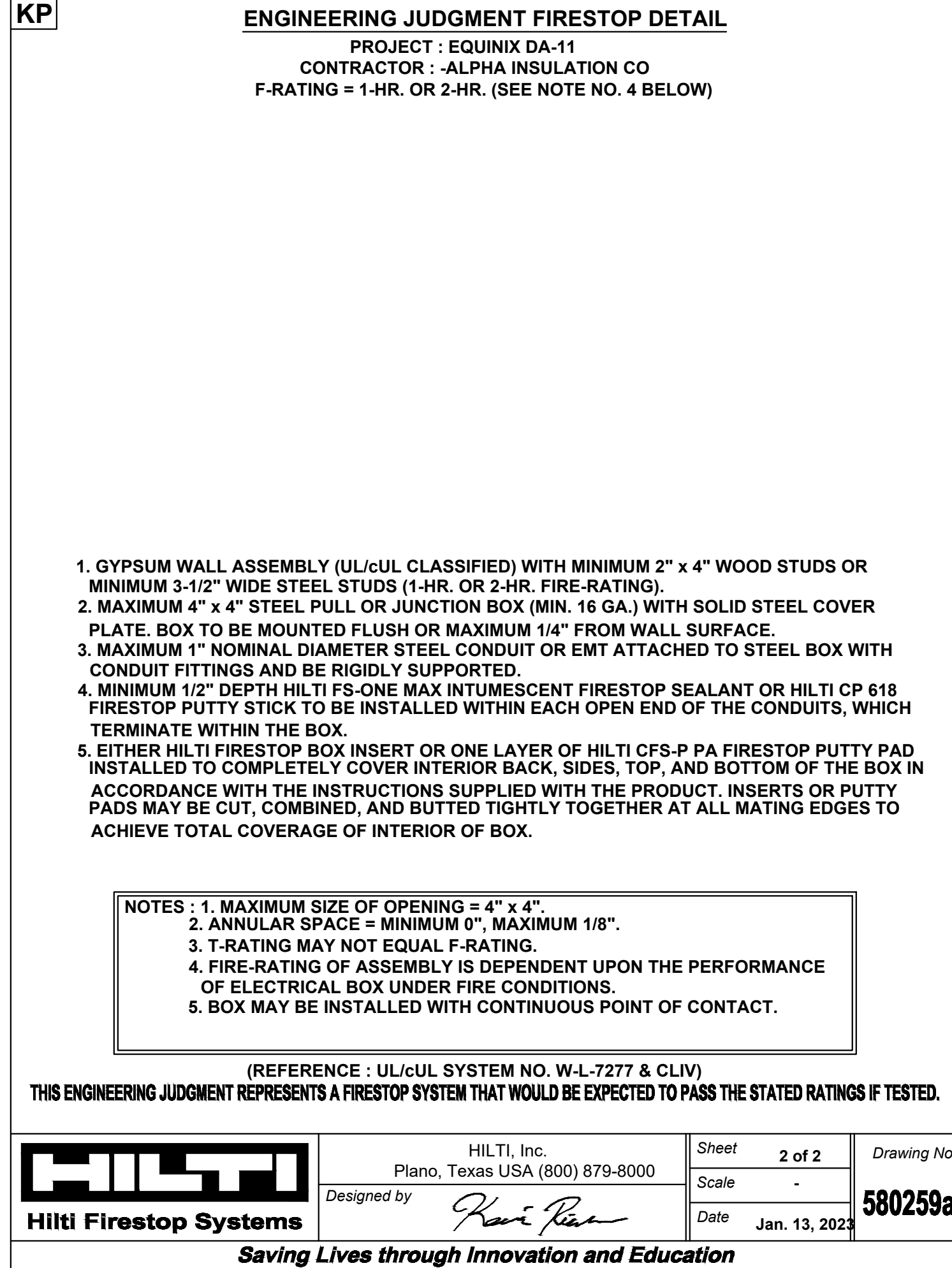
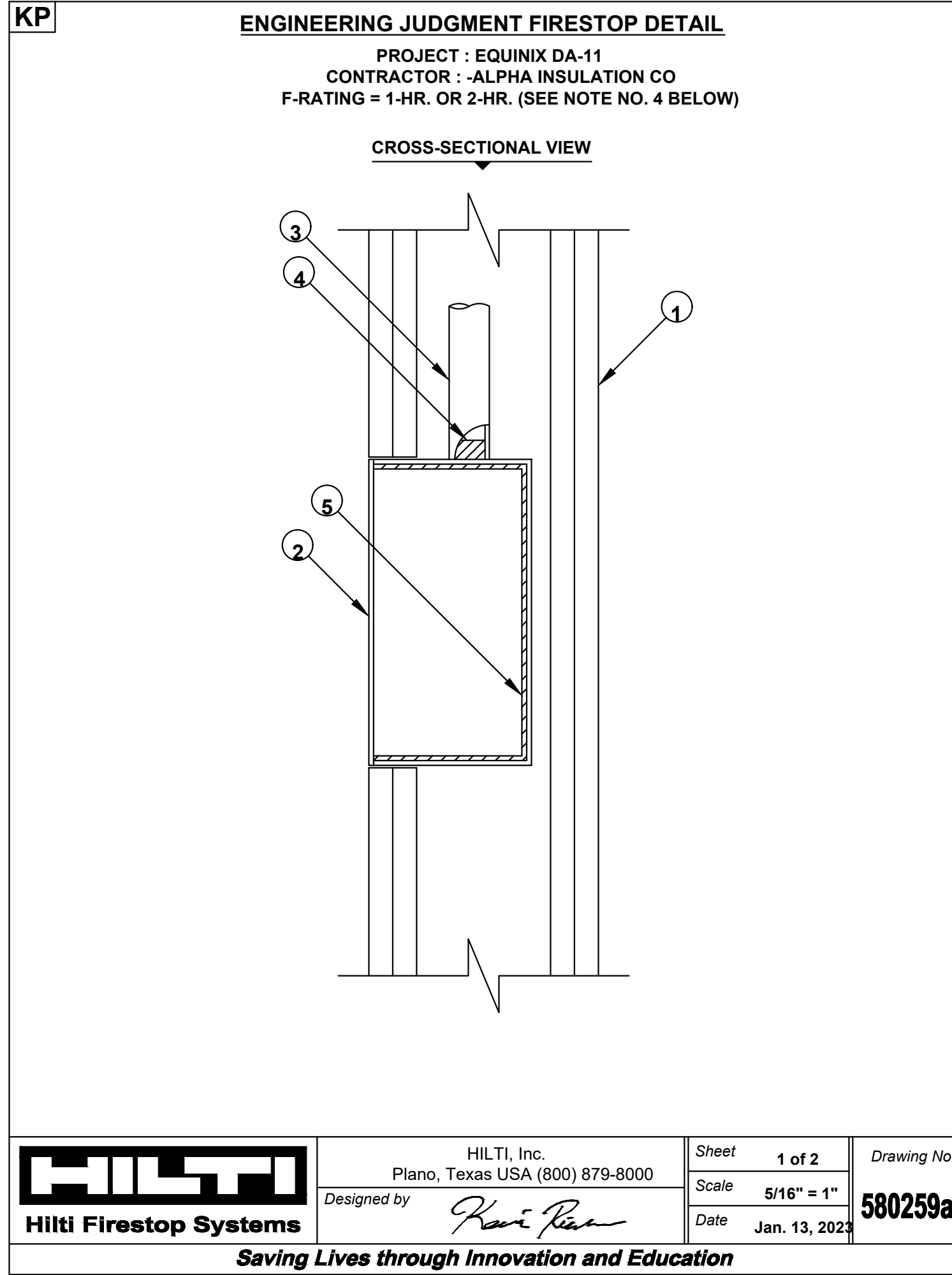
F-002

**Addendum #1 6/17/2024**  
**Item No. AD 1-1**

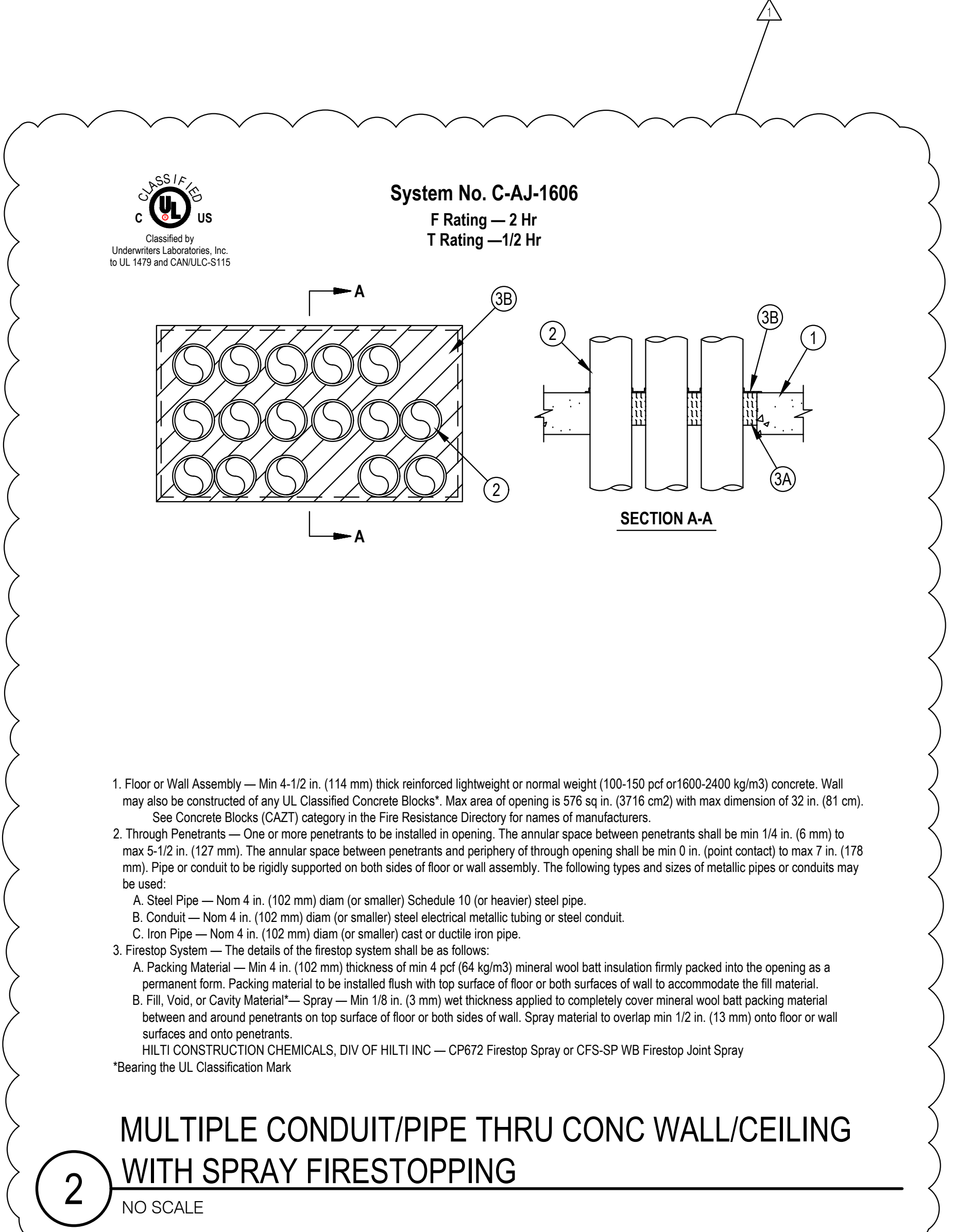


# Addendum #1 6/17/2024

## Item No. AD 1-1



**3** ENGINEERING JUDGMENT - ELECTRICAL BOX IN GYP WALL  
 NO SCALE



**GA-225-2019**  
**REPAIR OF FIRE-RATED GYPSUM PANEL PRODUCT SYSTEMS**

Fire-rated gypsum panel product systems may be damaged during the life cycle of buildings. To maintain the integrity of the surface membrane, a gypsum panel product patch must be mechanically secured to blocking in the opening; attachment with joint compound material only is not acceptable. The patching material should be cut from type X or proprietary type X gypsum panel product of a thickness equal to the original panel so that the patch is in the same geometric shape as, but slightly larger than, the damaged area. The damaged area is then further enlarged to match exactly the size of the patch (see Figure 2). Use caution when cutting or fastening into stud cavities to avoid electrical shock or causing water leaks. Insulation, if present, must be restored. Metal runner track is secured to the edges of the frame opening (see Figure 3). The patch is screw-attached to the exposed face of the runner track with fasteners a maximum of 8 in. (200 mm) on center (see Figure 4). The patch should be treated with tape and joint compound to restore appearance, fire-resistance qualities, and acoustical performance (see Figures 5 and 6).

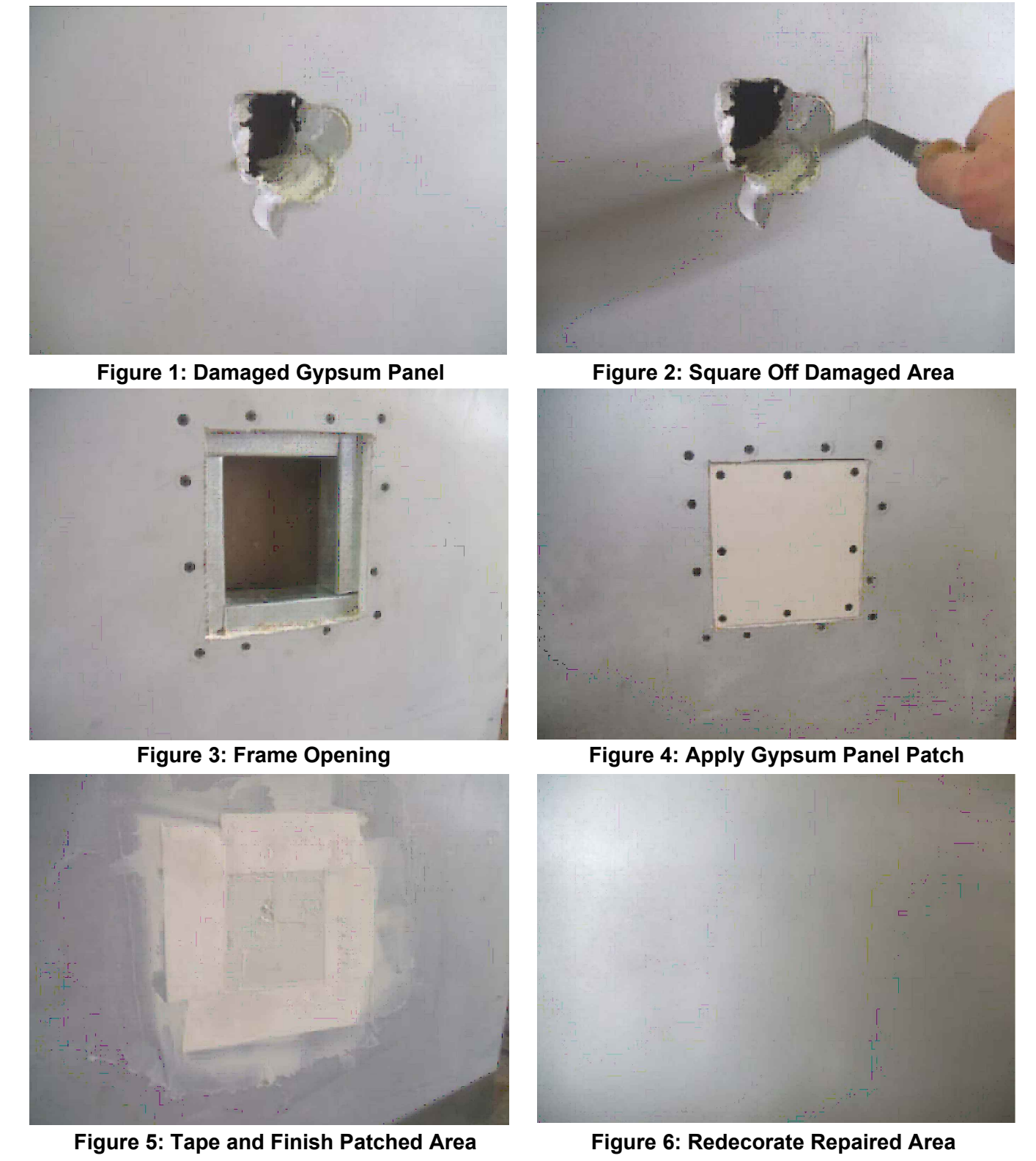
**NOTE:** Overlapping of joint tape can result in finishing problems.

Proprietary clip products are available that provide mechanical support for patching. Manufacturers of these products should be contacted for information.

If damage covers more than 100 in.<sup>2</sup> (700 cm<sup>2</sup>) in 100 ft<sup>2</sup> (10 m<sup>2</sup>) of wall or ceiling area, all materials in the damaged area must be removed back to the original framing to make the repair. Framing in the area to be repaired should be inspected and replaced if necessary without increasing original framing spacing. Replacement panels should be cut to fill the opening and mechanically attached to the framing. Ends and edges of the panel that are not backed by framing materials should be supported with metal runner track. The repaired area should be finished with tape and joint treatment compound as necessary.

Multiple-layer systems typically require that joints be staggered between layers. Proper repair of multiple-layer systems requires that face layers of panels be removed beyond the base layer joint to retain the staggered joint feature.

To improve the appearance of large areas that are structurally sound but aesthetically unacceptable, a new layer of regular or type X gypsum panel may be installed with mechanical fasteners without adversely affecting the fire-resistance rating or acoustical performance.



**GYPSUM ASSOCIATION MEMBER COMPANY LIST 2019**

AMERICAN GYPSUM COMPANY LLC  
 CERTAINTED GYPSUM CANADA, INC.  
 CERTAINTED GYPSUM, INC.  
 CGC INC.  
 CONTINENTAL BUILDING PRODUCTS OPERATING COMPANY, LLC  
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**1** FIRE-RATED GYPSUM BOARD WALL REPAIR DETAIL  
 NO SCALE



Owner  
 Consultant  
**P2S ENG**  
 Long Beach // Irvine // Los Angeles  
 San Diego // San Jose // Seattle  
 p2sinc.com

Project Title  
**SANTIAGO CANYON COLLEGE - FIRE SYSTEMS AND CODE REPAIRS PROJECT**

Project Address:  
  
 Santiago Canyon College  
 8045 EAST CHAPMAN AVENUE  
 ORANGE, CA 92669



Revisions	Number	Description	Date
	1	ADDENDUM #1	06/13/24

Designed  
 Drawn  
 Checked  
 Approved

Date June 13, 2024

Submittal Addendum #1

Scale None

Sheet Title

**DETAILS - DRYWALL PATCH, FIRE SPRAY, ELECTRICAL BOX**

Sheet Number

**F-610**

FILE PATH: \\A:\IN\B\114\_FIRE-RATED PENETRATIONS\CONSTRUCTION DRAWINGS\SCD\_GENERAL\F-610.DWG (ALEX.KCFT) PLOT: Thursday, June 13, 2024 1:48:39 PM

**PRE-BID CLARIFICATION FORM**

(Email this completed form to [FacilitiesBid@rsccd.edu](mailto:FacilitiesBid@rsccd.edu). See Instructions to Bidders.)

PROJECT NAME:	Fire Systems and Code Repairs Project at Santiago Canyon College		
PROJECT NUMBER:	2912	BID NUMBER:	1458
EMAIL TO: <a href="mailto:facilitiesbid@rsccd.edu">facilitiesbid@rsccd.edu</a>			
DATE:	<a href="#">6/06/2024</a>		
FROM:	<a href="#">Caliba Inc.</a>	EMAIL:	<a href="mailto:bitting@calibainc.com">bitting@calibainc.com</a>
SPEC SECTION:	<a href="#">n/a</a>	DRAWING NUMBER:	<a href="#">n/a</a>
REQUESTED CLARIFICATION:			
<a href="#">Please advise engineer's estimate for this project.</a>			
RESPONSE TO CLARIFICATION:			
<a href="#">The estimated construction cost is in the range of \$315,000 and \$385,000.</a> <a href="#">RFI #1 Response - RSCCD 6/17/2024</a>			

Attach additional numbered sheets as necessary; however, only one (1) request shall be contained on each submitted form.

END OF DOCUMENT