

**Addendum #02 for
Request for Proposal (RFP) for
Stepping Stone Facilities FY25
*CDBG CAPITAL IMPROVEMENT PROJECT***

Issue Date: April 7, 2025

Bid Due: May 20, 2025, by 9:00am PST

Contract Type: Construction, Fixed-Fee

Proposal Not-to-Exceed (“N.T.E.”) Amount: \$830,000.00

Estimated Completion Date: May 30, 2026

Questions: Ryan Owsiany

Email: rowsiany@kcmgroup.net

Phone: (619) 929-2402

Grant Award Numbers:

CFDA: CDBG -14.218

FAIN: B-24-MC-06-0542

Stepping Stone of San Diego (the “Agency”) is hereby amending the above-mentioned Request for Proposal (RFP). The following changes and/or clarifications have been made by publishing this Addendum #02:

1. All contractor RFI's and questions that were received are compiled in the log shown on pages 2-5 of this addendum. Please reference these RFI's and each response for the changes and/or clarifications.

RFI #1	Will we need a Handicap restroom downstairs – please confirm based on use and occupancy.
Response	GC to bid plan as-is without a restroom. If it is determined that a restroom is needed through preliminary review or plan check, we will adjust accordingly.
RFI #2	Does this project require Buy American Act for products and materials?
Response	No
RFI #3	Where will the mechanical equipment (split units) be located?
Response	Condenser units to be hung above trash bins (south side) and/or at facility workout area (north side). Contractor proposal to include support for condenser units.
RFI #4	Provide As-Built drawings so we can confirm cold/hot water and sewer tie-ins.
Response	A full set of as-built drawings is stored on-site. No PDF copy is available currently.
RFI #5	Provide make and model of the existing fire alarm system.
Response	Photos of existing FA panel can be provided if requested by email to rowsiany@kcmgroup.net
RFI #6	Can the existing fire sprinkler system support the addition of new branch lines to the new interior spaces?
Response	Contractor to exclude fire sprinkler scope in their proposal.
RFI #7	Will the existing electrical service to the building support the new electrical scope? Will a new sub panel be required? 600amp services exists
Response	TBD by electrical engineer. For bidding, GC to assume existing capacity is enough to support new electrical. Contractor to include new subpanel with pricing.
RFI #8	How would you like Contractor to price accordion door?
Response	Contractor to carry at allowance of \$10k in proposal for accordion door.
RFI #9	Will we need planning approval for change of use (Res to Com) and right of way access issue with entry off alley? Can KCM share CUP documentation?
Response	There is no use change. We are within TPA so current zoning codes state that no parking stalls are needed due to proximity to public transportation. Contractor proposal to include amending the C.U.P. A copy of the C.U.P. can be provided if requested by email to rowsiany@kcmgroup.net
RFI #10	Ethernet cable will be provided for Project. Details to be confirmed, allowance will be used.
Response	Confirmed. Contractor to carry budget to pull ethernet cable to multi-purpose room.

RFI #11	GC assumes allowances will be included and sufficient for finishes – carpet, fixtures, and i.e. misc. finishes (paint, stucco, glass)
Response	Confirmed. Contractor to identify and clearly state how each of these allowances were formed (\$/sf, lump sum, etc.).
RFI #12	Construction crew parking – where will subcontractors park?
Response	Off-site street parking. Jobsite access through alley way.
RFI #13	Are the Cover Page, Table of Contents, W-9 form, 2-page Contractor Bid Form, and our 3-page Bid Bond included in the 15-page single-side page qualification package?
Response	These pages are included in total count. New total page count not to exceed 30 pages.
RFI #14	Please confirm that an AIA bid bond form is acceptable.
Response	Confirmed
RFI #15	Contractor will assume that 0 additional parking spaces will be required. Contractor/AOR will include cost in Proposal to amend CUP with City of San Diego. Is this correct?
Response	Confirmed. Contractor proposal to include amending the C.U.P.
RFI #16	Additional Restroom Downstairs Office Area – Contractor will provide alternate pricing in Proposal to design and build. Is this correct?
Response	Confirmed. Contractor to include alternate ROM cost for restroom (Design and build) for reference only.
RFI #17	Please confirm the liquidated damages for this project.
Response	No liquidated damages included in the contract agreement. However, construction must be complete no later than May 30, 2026 per CDBG funding requirements.
RFI #18	Please confirm the warranty period for this project.
Response	1 year material/workmanship warranty. All manufacture warranties provided separately.
RFI #19	Per job walk, please confirm Contractor proposal to include: demo abandoned HVAC unit & ducting within garage space
Response	Confirmed
RFI #20	Per job walk, please confirm Contractor proposal to include: Saw cut, breakout and remove concrete for plumbing. Assume 10' past property line.
Response	Confirmed

RFI #21	Per job walk, please confirm Contractor proposal to include: Saw cut, breakout and remove concrete to accommodate footings/curb for new exterior wall.
Response	Confirmed
RFI #22	Per job walk, please confirm Contractor proposal to include: Patch Robertson decking, concrete fill and monokote where HVAC was demo'd
Response	Confirmed
RFI #23	Per job walk, please confirm Contractor proposal to include: CMU wall infill at wall gap
Response	Confirmed
RFI #24	Per job walk, please confirm Contractor proposal to include: Concrete footings & curb, waterproofing, metal studs, lath, plaster for new exterior wall.
Response	Confirmed
RFI #25	Per job walk, please confirm Contractor proposal to include: insulation in new walls
Response	Confirmed
RFI #26	Per job walk, please confirm Contractor proposal to include: (8) Interior Doors, (2) Exterior Doors, Alternate for (1) Accordion door
Response	Confirmed. Contractor to carry \$10k allowance for accordion door.
RFI #27	Per job walk, please confirm Contractor proposal to include: Furr existing CMU wall to accommodate MEP Utilities
Response	Confirmed
RFI #28	Per job walk, please confirm Contractor proposal to include: Drywall Soffit and access panels to accommodate MEP Utilities
Response	Confirmed. At existing overhead plumbing within space, Contractor to include framing and installing a drywall soffit to enclose plumbing lines, including access panels.
RFI #29	Per job walk, please confirm Contractor proposal to include: 2X2 Grid & tile throughout
Response	Confirmed
RFI #30	Per job walk, please confirm Contractor proposal to include: Self level concrete flooring, moisture test, vapor barrier and carpet/base per plan
Response	Confirmed. Contractor to identify and clearly state how finish allowances were formed (\$/sf, lump sum, etc.).

RFI #31	Per job walk, please confirm Contractor proposal to include: condensate piping for HVAC equipment
Response	Confirmed
RFI #32	Per job walk, please confirm Contractor proposal to include: Louvers at new exterior wall to accommodate outside air requirements
Response	Confirmed
RFI #33	Per job walk, please confirm Contractor proposal to include: New electrical panel (assuming existing main gear has capacity)
Response	Confirmed

By signing this addendum, I acknowledge that I have received a copy of this addendum and the information provided within the addendum.

Bidding Contractor: _____

Signature: _____

Name & Title: _____