



## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 1

1. Approximate size of adjacent lot is 400' x 400'.
2. All surrounding streets are two-way travel.
3. Local parking is available in legal designated areas.
4. In the event of a discrepancy between contract documents provided (i.e., plans and specs), Contractor will be required to submit a specific RFI addressing each individual discrepancy.
5. The adjacent lot is flat with no existing buildings or structures.
6. Access to adjacent lot is available from both the west and the east.
7. There are no usage regulations of the adjacent lot.
8. Podium deck/podium level referenced in the Problem Statement is indicated as Level 1 on the drawings.
9. Fireplace models G136E-S and G136E are the same.
10. Leasing area interior finishes can start after Garage 1 and Garage 3 Podium Decks.
11. The existing project site elevations are within  $\pm 1'$  of proposed finish grades outlined on Civil plans.
12. In Master Framers' bid, the reference line should read "Rough Carpentry" in lieu of "Finish Carpentry."
13. Durations given should be used for the CPM schedule.



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## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 2

1. Weight limits indicated for elevated decks are based on total equipment weight.
2. Manufacturer's elevator pit deck is 4' below adjacent slab-on-grade.
3. The existing alley is two-way travel.
4. A soils report will not be provided; it is not necessary for the solution of the problem.
5. The symbol "S.G." illustrated on Sheet A0.12a stands for "switch gear".
6. Assume 1% waste factor when estimating concrete material quantities.
7. Concrete labor unit prices are inclusive of all forming components required for specific activity.
8. Please be advised that our current marketing plan does not require the leasing office portion to be completed with the first building.
9. Use milestones noted in Section 3B-Schedule assignment/tasks in lieu of milestones outlined in Specification Section 01310-Progress Schedule.



## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 2

1. Weight limits indicated for elevated decks are based on total equipment weight.
2. Manufacturer's elevator pit deck is 4' below adjacent slab-on-grade.
3. The existing alley is two-way travel.
4. A soils report will not be provided; it is not necessary for the solution of the problem.
5. The symbol "S.G." illustrated on Sheet A0.12a stands for "switch gear".
6. Assume 1% waste factor when estimating concrete material quantities.
7. Concrete labor unit prices are inclusive of all forming components required for specific activity.
8. Please be advised that our current marketing plan does not require the leasing office portion to be completed with the first building.
9. Use milestones noted in Section 3B-Schedule assignment/tasks in lieu of milestones outlined in Specification Section 01310-Progress Schedule.



## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 3

1. The "Site work pool area" activity includes the construction of the pool, fountains and all associated site work.
2. Excavation, foundation, slab-on-grade and podium deck durations for Building 2 are included with Garage 1 and 3 durations.
3. Mechanical, electrical and plumbing schedule durations are included in Schedule activities listed in Exhibit 3B-1.
4. Exhibit 3D-3, Page 2 Item 1B shall be corrected to read: "3-119 (1<sup>st</sup> floor corridor outside fitness center and elevator lobby"."
5. The sample concrete panels required in Spec. Section 03300-2, Item 1.05 and the concrete stairs should not be included in concrete quantity estimate.
6. Steel trellis shop drawings will not be provided. All information required is shown on Architectural and Structural drawings.
7. Please reference information provided in Construction Issues for elevated deck weight limitations, for use of Sheet C3.01, and for use of fire lane and K-rails.
8. Permanent power will be from a separate source than the temporary power.
9. The alley is an alley. (!!!!)
10. All permit costs are paid by the Owner.
11. Height of existing retaining wall is 10'-0".
12. The City of Playa del Rey has required that, if existing City sidewalks are to remain open during construction and are located next to a construction site, a solid surface must be provided as perimeter protection.
13. The Owner has reviewed the summary schedule, but is still not convinced that the overall building interior finish durations are correct. The Owner has requested a detailed analysis of the First Floor interior finishes of the larger buildings. The Owner has provided a list of construction schedule activities, including durations (see Exhibit 3B-2). You need to determine the relationships between activities and lags. Submit this cover sheet and separate, stand-alone CPM Schedule of Exhibit 3B-2 showing critical path and logic ties. NOTE: These questions contain hypothetical situations that are not to be included in your CPM Schedule.
14. With regard to the Contract Questions, "The Project" includes all buildings and site work.



## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 4

1. Disregard Item 13 in Addenda No. 3.
2. Durations given in Exhibit 3B-1 are to be used to complete the schedule.
3. The Scheduled Completion Date is the date the last Building Substantial Completion Date is achieved.
4. The earthwork subcontractor's scope only includes mass excavation. The concrete subcontractor's scope includes digging the foundations.
5. In Item 13, Addenda No. 3, the referenced Exhibit should be **3B-1**.
6. The Owner has reviewed the summary schedule, but is still not convinced that the overall building interior finish durations are correct. The Owner has requested a detailed analysis of the First Floor interior finishes of the larger buildings. The Owner has provided a list of construction schedule activities, including durations (see attached Exhibit 3B-2). You need to determine the relationships between activities and lags. Submit this cover sheet and separate, stand-alone CPM Schedule showing critical path and logic ties. **NOTE: These questions contain hypothetical situations that are not to be included in your CPM Schedule.**
7. Fireplace glass doors are to be operable, in lieu of Specification Section 10300, Item 2.02.



## ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 4

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2. Durations given in Exhibit 3B-1 are to be used to complete the schedule.
3. The Scheduled Completion Date is the date the last Building Substantial Completion Date is achieved.
4. The earthwork subcontractor's scope only includes mass excavation. The concrete subcontractor's scope includes digging the foundations.
5. In Item 13, Addenda No. 3, the referenced Exhibit should be **3B-1**.
6. The Owner has reviewed the summary schedule, but is still not convinced that the overall building interior finish durations are correct. The Owner has requested a detailed analysis of the First Floor interior finishes of the larger buildings. The Owner has provided a list of construction schedule activities, including durations (see attached Exhibit 3B-2). You need to determine the relationships between activities and lags. Submit this cover sheet and separate, stand-alone CPM Schedule showing critical path and logic ties. **NOTE: These questions contain hypothetical situations that are not to be included in your CPM Schedule.**
7. Fireplace glass doors are to be operable, in lieu of Specification Section 10300, Item 2.02.



## ARCHSTONE PLAYA DEL REY APARTMENTS

### ADDENDA NO. 5

1. The wall supporting the northeast concrete ramp from Level P2 to P1 is a concrete wall, as shown in Detail 6/S3.2, in lieu of the masonry wall referenced in Detail 6/S3.1.
2. Definitions on Sheet C3.01 are as follows:
  - W.M. = water meter
  - TSPB = traffic signal pull box
  - Unk Panel = unknown panel
3. Assume project is code compliant for fire hydrants.
4. The second sentences of Items "r" and "s" in Section 3B – Schedule should both read as follows: "...can start five (5) days after the start of ..."
5. The leasing area is located on Sheet 1/A0.16, which include room #'s 2-010, 2-011A, 2-011B, 2-012, 2-013, 2-014, 2-015 & 2-016.
6. The Health Department and Building and Safety inspectors have been called out to the site to perform a review of the pool area twenty (20) days before this area is complete. Both inspectors agree the pool must have a five-foot high minimum separation fence around the entire pool. The current design uses the garage masonry walls as the separation walls. The UBC will not allow any building walls to be also used as pool separation walls. The inspectors have now written a red tag citing the code and the need for a separation wall at least along the two sides of the pool that face the buildings. All other pool related work will be completed within the remaining twenty (20) days. In order for the Contractor to start with the fences, the Owner and Architect must first provide a design. The design takes two weeks (ten [10] workdays) from the date of the red tag, and the fabrication and installation take four (4) weeks (twenty [20] workdays) after design approval. Fill in answers and turn in this sheet with Section 3B scheduling questions. What is the revised completion date for the pool area? How many days, if any, will this delay impact the turn over of Building Two? **NOTE: This questions contain hypothetical situations that are not to be included in your CPM schedule outlined in the problem.**
7. Fitness Center and Lobby A finish flooring to be provided per Sheet FL-1 and FL-2 in lieu of Sheet A-2.5. However, the subject finish material designated as TL-1, TL-3, TL-4 & TL-5 is a Vinyl Composition Tile Product. (not ceramic tile).
8. No RFI's will be accepted after 8pm.



# ARCHSTONE PLAYA DEL REY APARTMENTS

ADDENDA NO. 6

1. Recent financial market conditions may affect the financial structure of our project. Our equity investors have advised us that we may be able to obtain additional funds for the project. These additional funds will amount to approximately \$500,000. These subject funds however, will not be available until construction commences, or at least 60 days following commencement. Based on the above mentioned restrictions, the funds discussed will have to be expended on construction costs.

Please provide recommendations outlining the allocation of the additional funds. List the items recommended with approximate costs. In addition, please provide cutoff decision dates and/or lead time durations for owner's selection and approval. Approvals and selections of proposed items must not affect the project schedule.

<u>Proposed Item</u>	<u>Item Amount</u>	<u>Cut-off Date</u>
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

2. The Owner has decided to start Phase Two construction on the adjacent lot approximately one year after start of your construction.

3. You are formally notified of the required Notice to Proceed, which is to take place on February 4, 2002. Add this milestone to your CPM schedule.
4. Under the General Conditions Line Item, in Exhibit 3C-1, the calculated value should be inserted from sheet 3C-5 in lieu of 3C-4 currently stated.
5. Subcontractor Bid Revisions. (see attached material).

# Addendum (Section 3C)



Pro Pool Company  
8966 Ohio Street  
Calabasas, CA

To whom it may concern,

The following REVISED bid is for the estimated cost to design and build all pool, fountain, and spa related work at Archstone Playa Del Rey Apartments per GMAX dated drawings.

Bid Break Down as Follows:

(Includes all Low Voltage Wiring)

Pool

Spa

Motor Court Fountains

Wall Fountain

Total Cost      \$280,500

**ALT ADD:** Upgrade Coping at Pool to Desert Tree Model K5612

\$6,200

**ALT ADD:** High Efficiency Heaters

\$14,700

**ALT ADD:** *Recessed/Sunken Fountain on L1.2, note 21*

*\$13,000 Revised*

**Exclusions:**

Venting

Permit Fees

Crane Hoisting

Thank you for your consideration and the opportunity to submit our proposal.

Pro Pool Company

# Addendum (Section 3C)



**Wood Trim Inc.**

600 W. Foothill  
Monrovia, CA

Attention: Estimating Department

RE: Archstone Playa Del Rey

Thank you for extending us the opportunity to submit our quotation for the finish carpentry. We propose to install all finish carpentry items.

Base Bid Finish Carpentry

\$428,000

- ✓ Install all Project Hollow Metal Frames and Doors.
- ✓ Install Timely Door Frames and Doors
- ✓ Install all Project Hardware complete.
- ✓ Install Wood Shelf and Pole at Unit Closets.
- Install Base at Common Areas and Unit Interiors.

Furnish and Install all Interior Wood Trim, Pre-fit Jambs, Wood 6-Panel Hollow Core Doors.

**Exclude:**

Installation of Storefront, Mailboxes, and All Postal and Misc. Accessories

Wood Trim Inc.

# Addendum (Section 3C)

## Peterson Builders

6644 Johnson Ave.  
Irvine, CA

Attention: Estimating Department

RE: Archstone Playa Del Rey

### **Inclusions:**

- ✓ Furnish and Install all Project Hollow Metal Doors and Frames per Spec. Section 8100
- ✓ Furnish and Install all Project Hardware complete.
- ✓ Furnish and Install all Common Area Wood Base
- ✓ Furnish and Install all Interior Wood Doors, Frames, and Base.

### **Adds:**

- ✓ Mailboxes            \$17,000

### **Exclude:**

Misc. Specialties  
Storefront

**Base Bid        \$    925,000.00**

Peterson Builders

**Addendum (Section 3C)**



**Pacific Coast Framing is pleased to submit a bid for the Archstone Playa Del Rey Apartments.**

**Our Bid Includes all the work outlined in the Architectural & Structural Drawings to perform the associated rough carpentry work.**

**Base Bid for Carpentry (Labor & Material)  
Supply only Anchor Bolts (Installation by others)  
Install and Spreading of Windows  
Site and Building Trellis Work  
All Roof Equipment Pads**

**As Requested, Respective Building Framing Durations:**

<b>BLDG 1</b>	<b>30 days</b>
<b>BLDG 2</b>	<b>35 days</b>
<b>BLDG 3</b>	<b>30 days</b>
<b>BLDG 4</b>	<b>55 days</b>
<b>BLDG 5</b>	<b>55 days</b>

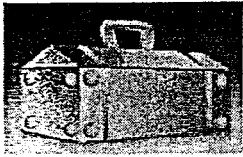
**Please note, our bid only allows for the simultaneously framing of at most (2) buildings, at any given time.**

<b>BID</b>	<b>\$</b>	<b>4,202,178.00</b>
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**We appreciate your consideration of our bid.**

**Sincerely, Pacific Coast Framing**

# Addendum (Section 3C)



## *2x Stud Framing*

*1899 Lower Truss Rd.  
Anaheim, CA*

*Attention: Estimating Department*

*RE: Archstone Playa Del rey  
Playa Del Rey, CA*

*Thank you for extending us the opportunity to submit our quotation for the rough carpentry. We propose to furnish and install all the required rough carpentry items indicated on the architectural and structural drawings to complete the proposed project.*

<i>Base Bid Rough Carpentry</i>	<i>\$3,800,000</i>
<i>Add to Furnish and install building and site trellis work</i>	<i>\$50,000</i>
<i>Add to provide hoisting for own work</i>	<i>\$75,000</i>
<i>Add Spread and Install Windows</i>	<i>\$50,000</i>
<i>Add FOB Anchor Bolts</i>	<i>\$15,000</i>
<i>Add Roof Pads</i>	<i>10,000</i>

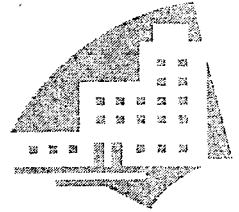
*Per your Request Estimated Framing Duration  
Frame Buildings 1-5                      40 weeks*

*Exclusion  
Finish Carpentry*

*Thank you for your consideration and the opportunity to submit our proposal.*

*2x Stud Framing*

**Truss Framers**  
333 Colorado Blvd.  
Simi Valley, CA



To whom it may concern,

The following bid is for the proposed cost to perform the rough carpentry work for the Archstone Playa Del Rey Apartments project. This bid includes all the required rough carpentry items as indicated on the architectural drawings, structural drawings, and contract specifications.

**Inclusions:**

- F & I all rough carpentry per architectural and structural drawings
- Furnish only anchor bolts
- F & I trellis work
- Hoisting for own work

**Base Bid**

**\$4,175,760**

**BLDG Framing Durations**

Building 1	30 days
Building 2	35 days
Building 3	30 days
Building 4	55 days
Building 5	55 days

No more than (2) framing crews working at any given time

**Exclusions:**

- Finish Carpentry
- Spreading and Installation of Project Vinyl Windows

**Alternatives:**

- Spreading and Installation of Project Vinyl Windows

**\$150/window**

Thank you for your consideration and the opportunity to submit our proposal.

**Truss Framers**