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Department of Public Works

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**Steven E. Lederer**  
Director

September 7, 2023

Re: Airport Terminal Area Redevelopment Phase I, PW 23-29R –Addendum No. 1

Dear Prospective Bidders,

Enclosed here within is Addendum Number 1 for the above-referenced project. This Addendum Number 1 forms a part of, and modifies, the original Airport Terminal Area Redevelopment Phase I, PW 23-29R, bid package. All other requirements remain the same.

### ADDENDUM NUMBER 1

#### Item 1 – BIDDERS QUESTIONS:

1. **Q:** Is air monitoring the responsibility of the owner or contractor?

*A: In general testing and monitoring related to hazardous abatement are contractor responsibility, with County to conduct independent monitoring at their discretion. Specific details are in Appendix 3 of the specifications.*

2. **Q:** Is there a plan holders list?

*A: County does not maintain plan holders list. Sign in sheet is included in the minutes mentioned below, and this sign in sheet as well as the original pre-bid sign in sheet are posted on the County website for this project.*

3. **Q:** Are bidders required to be prequalified?

*A: No. County will review qualifications in the proposal package.*

#### Item 1 – ADDITIONAL INFORMATION:

4. **Pre-Bid Meeting Minutes.** A non-mandatory pre-bid meeting was held at Napa County Airport on August 29, 2023, at 10:30 AM. The meeting minutes and sign-in sheet are attached to this addendum.

END OF ADDENDUM NUMBER 1

Thank you for your interest in this project. If you have any questions relating to this correspondence, please submit those questions in writing to Alex Radovanovich at [alex.radovanovich@meadhunt.com](mailto:alex.radovanovich@meadhunt.com).

Very truly yours,

STEVEN E. LEDERER  
Director of Public Works

by: \_\_\_\_\_  
Alex Radovanovich  
Project Manager (Mead & Hunt, Inc.)

Attachments

1. Addendum 1 Pre-Bid Meeting Minutes



**MINUTES**  
**PRE-BID MEETING (RE-BID)**  
**Napa County Airport**



**Airport Terminal Area Redevelopment Phase I – PW 23-29R**

**Tuesday, August 29, 2023, at 10:30 a.m.**

*These meeting minutes represent this writer's (Alex Radovanovich) interpretation of items discussed during the meeting. Any corrections or additional information should be brought to our attention for clarification. Meeting comments/discussions are shown in bold italics.*

**1. INTRODUCTIONS**

- A. General Introductions. **Attendees introduced themselves.**
- B. Sign-in Sheet. **Attached to these minutes.**

**2. GENERAL REQUIREMENTS**

- A. FAA General Provisions: General requirements for project progress, measurement and payment, quality control, etc. **These provisions are included in Section D of the specifications.**
- B. Required Federal Contract Provisions: Buy American, DBE utilization, Davis Bacon, etc. **These provisions are included in Section B of the specifications.**
- C. County General Provisions. **These provisions are included in Section A of the specifications.**

**3. KEY WORK ITEMS**

- A. Bid Schedule A: Electrical Improvements
  - 1) Removal of existing electrical vault building, abandoned well, back-up generator, and rotating beacon tower (hazardous abatement as applicable)
  - 2) Modifications to existing room in 2000 Airport Road building, and installation of airfield electrical equipment in the modified room. **Includes architectural, structural, HVAC, and fire protection.**
  - 3) Electrical site infrastructure to route circuits to proposed electrical room
  - 4) Install radio-controlled ALCMS equipment in ATCT and proposed electrical room
  - 5) Re-connect solar systems to 2000 Airport Road building
  - 6) Install roof-mounted beacon on 2000 Airport Road building
  - 7) Relocation of existing Gate 4
- B. Bid Schedule B: Sanitary Sewer Improvements
- C. Bid Schedule C: Terminal Building Demolition (Including Hazardous Abatement)
- D. **Airport also introduced this project as being Phase I of a larger Airport development**

***program and explained that the individual Fixed Base Operators (FBO) are in the process of developing designs for the proposed site improvements that will take place once this project is completed.***

#### **4. RE-BID BACKGROUND AND REVISIONS**

- A. Re-bid due to cost and low number of bids
- B. Separate awards for each Bid Schedule
- C. Incorporated addenda from original bid period
- D. Clarifications regarding option to directional bore
- E. County improvements to fire protection system and contractor coordination
- F. Caltrans AC for trenching

#### **5. BIDDING TIMELINE AND REQUIREMENTS**

- A. Last day for questions: September 12, 2023
- B. Last day for addenda: September 18, 2023
- C. Bid opening date: September 21, 2023
- D. Class A license or combination required to perform work in CA, DIR registration
- E. DBE goal = 5.5%
- F. 10% bid bond; 100% performance bond; 100% labor & material bond
- G. Bidders can submit on one or all Bid Schedules (Separate contract awards)

#### **6. CONSTRUCTION TIMELINE**

- A. County target for award, pending Board approval. ***Once bids are reviewed by the County and a decision is made on award, County will submit for the next available Board of Supervisors (BOS) meeting for approval. Pending bid review, October 24 would be the potential BOS meeting.***
- B. NTPs for each Bid Schedule, can be concurrent
- C. Mobilization element: 20 Working Days
- D. Construction element:
  - 1) Bid Schedule A:
    - a) Phase A1: 20 Working Days (Prior to long lead items)
    - b) Phase A2: 15 Working Days (Contingent upon long lead items). ***Alex clarified that the Working Days do not include the potential material delays. Start date for Phase A2 would need to be coordinated between Contractor and County once material delivery schedule is known. The time restrictions are intended to minimize operational impact to the Airport.***

- c) Phase A3: 1 Working Day (Switchover)
- d) Phase A4: 10 Working Days (Demolition)
- 2) Bid Schedule B: 20 Working Days
- 3) Bid Schedule C: 30 Working Days
- 4) **Alex explained that once contract is awarded, Contractor will need to coordinate with County, FAA, PG&E, and AT&T to determine how all schedules align and determine the optimal sequencing of work.**
- E. Materials and equipment subject to long lead times for delivery
- F. Liquidated damages: \$1,000 per calendar day

## 7. KEY BID ITEMS

- A. Item A1, B1, C1: Airfield Safety and Traffic Control
  - 1) Project phasing
  - 2) Barricades and traffic control devices. **Airport will provide low-profile barricades, but Contractor to provide lights and place, maintain, and remove barricades**
  - 3) Temporary fencing. **Required as part of Bid Schedule C, incidental to Airfield Safety and Traffic Control**
  - 4) Radios. **Required for work areas within AOA**
  - 5) Access and security. **Required for work areas within AOA**
  - 6) Meetings, training, and badging. **Badging required for work areas within AOA**
  - 7) Construction water. **Mark G clarified that American Canyon does not allow use of hydrants, so Contractor will need to coordinate with Napa Sanitation District to utilize their water source, located on Devlin Rd. This is mentioned in Specification Item SP-100.**
- B. Item A2, B2: Underground Utility Investigation and Potholing. 8 hrs for BSA & BSB. **Can be done during Mobilization Element, with County coordination.**
- C. Item A10: Relocation of Existing Automatic Sliding Gate. Refer to plans and Spec paragraph 162-3-10 for components to be salvaged and which components are new
- D. Item A24: Miscellaneous Electrical Removals, Connections, and Coordination
  - 1) Removal of existing cable
  - 2) Removal and abandonment of existing underground conduit
  - 3) Removal of existing above-ground conduit on 2000 Airport Road Building
  - 4) Removal of existing generator
  - 5) Removal of existing electrical equipment within existing electrical vault building
  - 6) Removal of unused structures

- 7) Connecting new conduit to existing structures
  - 8) Intercepting conduit to install pullbox and temporary cable
  - 9) Splicing cables in existing structures
  - 10) Coordination and field verification: Includes coordination with County, FAA, PG&E, and AT&T as identified throughout the documents, and field verification of existing infrastructure
  - 11) Removal of equipment related to PG&E disconnect. **Alex and Mark explained that County has already applied for PG&E removal of service at the existing terminal building and vault building, including relocation of utility poles. Due to the unknown timeline of PG&E completion of work, this is included as a coordination item to protect existing PG&E equipment until disconnect and subsequently remove as applicable.**
  - 12) Coordination with FAA for installations with ATCT. **Contractor will need to coordinate a walkthrough with FAA tech ops staff early in the Mobilization Element to verify installation details within the ATCT and electrical room. This will be needed to verify equipment to be ordered.**
- E. Items A25 through A32: Various Electrical Duct Banks
- 1) Coordinate with County to determine optimal routing if different from plans. **Alex explained that Contractor may propose alternate conduit routings as appropriate, which will be subject to County review and approval.**
  - 2) Demo and site restoration incidental to linear foot price for each item. **Alex mentioned restoration of sidewalk and similar areas near the 2000 Airport Road Building.**
- F. Item A37: Installation of Electrical Equipment within Proposed Electrical Room
- 1) Includes all electrical installations within proposed room, except for two new CCRs (per each), and ALCMS (per SP-109)
  - 2) Includes relocation of salvaged equipment from vault building (including 4 CCRs)
- G. Item A38: Installation of Conduit and Miscellaneous Infrastructure Throughout Existing 2000 Airport Road Building
- 1) Includes all electrical installations within 2000 Airport Road Building, and on the roof and exterior of 2000 Airport Road Building, except for within proposed room per above, and ALCMS (per SP-109)
  - 2) Cable is paid per linear foot
- H. Item A41: Remove Existing and Install New L-890 ALCMS
- 1) Includes all work related to removal of existing ALCMS and installation & commissioning of new ALCMS
  - 2) Includes installations within the ATCT and the 2000 Airport Road Building (including all infrastructure related to antenna installation on 2000 Airport Road Building roof and ATCT railing)
  - 3) Up to 4 training sessions also included
- I. Item A42: Existing Room Modifications

- 1) Includes architectural and structural modifications to existing room
- J. Item A43: HVAC Modifications in Proposed Electrical Room
- 1) Removal of existing HVAC equipment and installation of ventilation system
- K. Item A44: Design and Installation of Fire Protection Systems in Proposed Electrical Room
- 1) Provide stamped drawings for fire protection improvements needed to meet CBC and CFC
  - 2) Includes modifications to sprinklers and fire alarm per code
- L. Item B9: Connect to Existing Sanitary Sewer Main
- 1) Temporary bypass needed to maintain peak flow
  - 2) Includes removal of existing VCP, new connections, and abandonment and plug of existing pipe as shown on plans
- M. Item B10: Site Demolition and Restoration for Trenching
- 1) Lump sum item to cover all site removals and restoration related to sewer trench
  - 2) Also includes all coordination and activities associated with utility support pole conflict
  - 3) Coordination with PG&E and AT&T related to support pole. ***Purpose of support pole is to provide tension support for the main utility pole on the other side of the road. PG&E ultimately plans to install new utility pole further from the road with adequate space for a guy wire. PG&E timeline for this work may not occur until construction has already started. In order to complete sewer trench, Contractor may have to coordinate with PG&E and provide a temporary replacement support structure so the existing guy wire blocking the sewer trench can be removed. There is no PG&E cable on the support pole, but there is currently AT&T overhead fiber. County has already coordinated with AT&T to remove this fiber, but this schedule is also unknown.***
- N. Item B11: Trench Dewatering
- 1) Item included due to depth of sewer main and likelihood of groundwater
  - 2) Cost per day, based on the Working Day duration
- O. Item C4: Hazardous Materials Abatement and Demolition of Existing Airport Terminal Building
- 1) Lump sum item includes both abatement and demolition
  - 2) Review report for hazardous materials identified
  - 3) Assume PG&E service to remain active and will need to be protected in place
  - 4) County & PG&E coordination incidental to the bid item
  - 5) Coordinate with County on exact items to be salvaged and/or protected

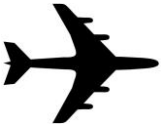
## 8. QUESTIONS

***Discussion items brought up during the agenda items above are provided as clarifications in bold italic text.***

## 9. SITE WALK

*Meeting adjourned at approximately 11:30 AM. Mark W subsequently conducted a tour of the project areas that were accessible. Mark W indicated that bidders interested in further site investigation (particularly secured areas) should contact the Airport to arrange a site visit. Project areas outside the Air Operations Area (AOA) fence are public and can be visited by bidders at their discretion.*





**Attendance Sign-in Sheet  
Pre-Bid Meeting (Re-Bid)  
Napa County Airport – Airport Terminal Area Redevelopment Phase I  
August 29, 2023, at 10:30 a.m.**

Name	Representing	Address	Email	Phone	Cell
Alex Radovanovich	Mead & Hunt, Inc.	1360 19 <sup>th</sup> Hole Drive, Ste. 200 Windsor, CA 95492	<a href="mailto:alex.radovanovich@meadhunt.com">alex.radovanovich@meadhunt.com</a>	707-284-8671	480-390-0728
Mark Witsoe	Napa County Airport	2000 Airport Road Napa, CA 94558	<a href="mailto:mark.witsoe@countyofnapa.org">mark.witsoe@countyofnapa.org</a>	707-253-4665	
Katherine Bales	Napa County Airport	2000 Airport Road Napa, CA 94558	<a href="mailto:katherine.bales@countyofnapa.org">katherine.bales@countyofnapa.org</a>	707-299-1694	
Mike Hendrickson	St Francis Electric	975 Carden Street San Leandro, CA 94577	<a href="mailto:mhendrickson@sfe-inc.com">mhendrickson@sfe-inc.com</a>	510-427-1350	570-427-1350
Aaron Williams	NCECI	7488 Shoreline Dr, Ste A2 Stockton, CA 95219	<a href="mailto:awilliams@nceci.info">awilliams@nceci.info</a>	209-475-0163	925-330-9120
Fredo Rouhisalout	Mesa Energy Systems	14450 Doolittle Drive San Leandro, CA 94577	<a href="mailto:frouhisalout@emcor.net">frouhisalout@emcor.net</a>	510-670-1690	510-414-0340
Jeff Lovitt	Rodan Builders	3486 Investment Blvd, Ste B Haywaed, CA 94545	<a href="mailto:jlovitt@rodanbuilders.com">jlovitt@rodanbuilders.com</a>	650-508-1700	650-504-6063
Mark Grosenheider	Napa County Airport	2000 Airport Road Napa, CA 94558	<a href="mailto:Mark.grosenheider@countyofnapa.org">Mark.grosenheider@countyofnapa.org</a>		

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