

Fire Station 73 New Apparatus Bay and Gym PW19-13

Q&A Deadline August 12, 2026 5:00 PM (PDT)

Set 1 Released via Email 07/21/2026 7:37 AM (PDT) – 1 question

- 1.1 There seems to be a \$75.00 fee to download the plans and specs, please confirm that this is required or if we could simply take a look at the plans and specs to determine if we are interested in the job without having to spend money.

Answer The download fee is required per City Council Resolution No. 11-38.

Set 2 Released via Email 07/22/2026 8:55 AM (PDT) – 6 questions

- 2.1 Is this a single or multi-prime project?

Answer Single.

- 2.2 Please confirm: does the District require contractors to be formally prequalified in advance to bid—i.e., a District-run prequalification via District forms or platforms like PQBids/QualityBidders, separate from the pre-bid conference/job walk and standard bid forms? If yes, what is the prequalification deadline?

Answer No. The City does not require bidders to be prequalified through a City-administered prequalification process for this solicitation. Bidders must comply with the requirements set forth in the Contract Documents, including applicable contractor licensing and Department of Industrial Relations (DIR) registration requirements.

2.3 Please confirm if the award criteria for the job will be the lowest base bid or if the project will use another award method.

Answer Per the Contract Documents, the award of the Contract, if awarded, will be made to the lowest responsive and responsible bidder whose proposal complies with the requirements prescribed in the Contract Documents.

2.4 Please confirm the Intended start date of construction

Answer Per the Contract Documents, the Contractor shall begin work within 10 calendar days after the date specified in the Notice to Proceed.

2.5 Please confirm if there is a prime contractor self performance requirement for the project

Answer Per the Contract Documents/Notice Inviting Bids, the Prime Contractor is required to self-perform a minimum of 50% of the total bid.

2.6 This is the first time we've encountered a payment requirement to download bid documents from PlanetBids. From all agencies it's always to become a prospective bidder first. When will the City revise this regulation?

Answer The City of Temecula requires the payment of the bid document download fee in accordance with the bid documents and City Council Resolution No. 11-38. No changes to this requirement are being made for this solicitation.

Set 3 Released via Email 08/14/2026 8:33 AM (PDT) – 32 questions

3.1 Regarding overhead sectional door #101, in addition to comply with Specification 083613-2.2.C for maximum air infiltration rate, does this door require to have water infiltration resistance per ASTM E331 and ASTM E547? If yes, what is the minimum psf required for this project?

Answer Yes, the door shall be required to have water infiltration resistance per ASTM E331 and ASTM E547 using a minimum psf of 4.59. Basis of design is bp Classic-Standard

3.2 Bid documents/drawings indicate that the Plymovent Vehicle Fume Extraction System is to be designed by Others. However, the bases or parameters of design for a complete system are unknown, e.g. how many bays are to be considered, how many vehicles per bay, how long does the rail need to be, how many extractors are needed, etc. Please advise.etc.

Answer The Apparatus Bay is deigned to hold on ladder truck. Plymovent provided the Architect with a quotation in 2023 for the following system based on the single bay plan: "Pneumatic VSRX-65 Crab return system. To include (1) drop for Truck, (1) pressure switch, (1) Antenna, (1) Receiver, (2) transmitters, (1) Filter box with filters, (1) TEV 3 HP fan, (1) Os-3 control box, misc. ducting."

3.3 Refer to Special Provisions, sections 10-02(S) and 10-03(S), and plan sheets LI-1 to LI-5 and LP-1 to LP-3. Will demolition of existing irrigation system and planning, and repair/modification of existing irrigation system be required? If yes, please provide as-builts of existing irrigation system and planning for our review. Plan sheets LI-1 to LI-5 and LP-1 to LP-3 do not show scope of existing irrigation system and planning demolition, nor any repair/modification of existing irrigation system.

Answer The intent is to keep as much of the existing irrigation intact where no new work is proposed. Some repair or modification may be required.

3.4 Refer to P1.1 (I) Please advise us on invert elevation at 4" sewer waste tie-in point of connection point? (II) What does note "P.O.C. To (E) 4" GCO refers to? Please also clarify size of noted "(E) GCO" point of connection.

Answer The existing building plans show a 4" waste line with a 4" CGO "Ground Cleanout" at the location in question. The size and location will need to be verified in the field by the G.C. There is no information on the invert elevation.

3.5 Refer to 2/A9.0 and Spec 042200. Please provide material specifications for water resistant surface treatment to 1st CMU course as noted in detail 2/A-9.0.

Answer Water resistant surface treatment - Basis of Design:
1. PROSOCO Siloxane PD.
2. PROSOCO Weather Seal Blok-Guard & Graffiti Control II.
3. Euclid Chemical Baracade Silane 40.
4. W. R. Meadows VOCOMP-20.

3.6 A-1.0, General Note #3 & #4 noted exterior wall insulation to be R-21 and roof insulation to be R-38. However, on A5..0, exterior wall insulation is noted to be R-13 per Keynote #6, and roof insulation is R-19 with black scrim per keynote #26. Please advise which governs.

Answer Insulation shall be R-19 in walls and R-38 at roof.

3.7 Refer to AS-1.0: Keynote #21. (I) Will demolition and reinstallation of underground gas service by Gas Company or by contractor? If it is by contractor, please provide utility plan as noted.

Answer No longer in scope. The existing gas line will remain.

3.8 The drawings indicate that the Fire Alarm scope is a deferred approval. (I) Please confirm if the new Gym and apparatus buildings will require stand alone systems or are they to tie into an existing system. (II) If the existing Fire Alarm System is to be expanded for this project, please provide make & model number as well as a photo of the existing Fire Alarm Control Panel (FACP).

Answer New buildings shall have intercom, phone and alert system horn connected to the existing building. Data is shown for the tv in the gym. GC to coordinate with the City's existing I.T. service and Fire alarm contractor.

3.9 Detail D for the quick coupler valve on Sheet LI-2 indicates that the valve box shall be purple, while the legend on Sheet LI-1 specifies a green valve box. Please clarify which requirement is correct.

Answer Valve boxes to be green as indicated on equipment legend.

3.10 Referencing Sheet LI-1, the rain sensor shown in the legend is a wireless model; however, Detail C/LI-3 requires wiring to the controller. Please clarify this discrepancy.

Answer Rain sensor to be wireless per equipment legend.

3.11 The installation detail for the single drip emitter shown in Detail F/LI-3 differs from the callout in Detail G/LI-3. Please clarify the correct installation requirement.

Answer Laterals to be buried a min. of 6" per equipment legend with drip emitters on risers. Detail 'F' on sheet LI-3 is correct installation.

3.12 The Mechanical Plans/Drawings indicate that the Plymovent Vehicle Fume Extraction System is to be designed by Others and shown for reference only. Please clarify. Who or which trade contractor should carry this scope of work in the bid? The Mechanical Contractor, General Contractor, or will this be directly contracted by the Owner?

Answer Furnished and installed by mechanical SUB-CONTRACTOR or Vendor via the G.C.'s scope.

3.13 On M-3.0 HVAC Roof Plan, there's a detail of Duct Support on Roof, labeled rectangular insulated supply or return ductwork. There are no conditioned air ducts on the roof nor inside. Please confirm this detail is not applicable to this project.

Answer It is there for the exhaust duct on the roof for the Plymovent vehicle exhaust system.

3.14 Please see attached substitution request for section 096520 - Rubber Sheet Flooring

Answer Flooring Substitution will not be considered.

3.15 Mechanical Bid Documents / plans / Drawings indicate that the Vehicle Fume Extraction System is designed by others and shown for reference only. Will this specialty Designer/Contractor be directly contracted by the City? If not, will he be under the Mechanical Contractor or the General Contractor?

Answer Furnished and installed by mechanical SUB-CONTRACTOR or Vendor via the G.C.'s scope.

3.16 Please clarify the required storefront glazing, including: Glass type (clear or tinted; if tinted, specify color) Required Low-E coating Insulated glass makeup (glass thickness and configuration)

Answer Solarban Gray Tint.

3.17 Please clarify the scope associated with HVAC Keyed Note 6 on Sheet M-2.0. The note states, "Plymovent Vehicle Fume Extraction System, designed by others & furnished only." Please confirm whether the Contractor is responsible for furnishing only, or for both furnishing and installing the vehicle exhaust extraction system

Answer Furnished and installed by mechanical SUB-CONTRACTOR or Vendor via the G.C.'s scope.

3.18 Please confirm whether the Vehicle Exhaust Extraction System (Plymovent VSRX-65 or approved equal), including all equipment, hose reels, rails, fans, controls, installation, startup, and commissioning, is included in the Mechanical Contractor's scope, or if it will be furnished by the Owner or a specialty vendor.

Answer Furnished and installed by mechanical sub-contractor or Vendor via the G.C.'s scope.

3.19 Please confirm whether the new apparatus bay, gym, and storage addition are required to be connected to the existing Fire Station Alerting System. If so, please provide the applicable drawings, specifications, interface requirements, and identify whether modifications to the existing system are included in the Contractor's scope

Answer Yes, it needs to connect to the existing system. GC to coordinate with the City's existing Fire alarm contractor.

3.20 Please confirm whether the new apparatus bay, gym, and storage addition are required to be connected to the existing Fire Station Alerting System. If so, please provide the applicable drawings, specifications, interface requirements, and identify whether modifications to the existing system are included in the Contractor's scope

Answer Yes, it needs to connect to the existing system. GC to coordinate with the City's existing Fire alarm contractor.

3.21 Please confirm whether the new 2,000-gallon fuel tank, dispenser, piping, monitoring system, electrical connections, shop drawings, and separate permit are included in the Contractor's base bid or will be furnished and installed by the Owner or a separate contractor. Please also confirm whether the GC's scope is limited to the concrete pad and required utility rough-ins.

Answer Include in base bid, contractor to install and procure separate permit.

3.22 Please confirm whether geotechnical observation, special inspection, and load testing associated with the design-build soil improvement system will be provided by the Owner or shall be included in the Contractor's scope.

Answer The owner has the Geotech under contract to provide those services. The contractor should perform the load testing and the Geotech will be there for the observation and documentation of the test.

3.23 Please confirm whether any low-voltage systems (data, telecommunications, CCTV, access control, etc.) are required under this contract. If so, please provide the corresponding drawings and specifications, as none were found in the bid documents.

Answer New buildings shall have intercom, phone and alert system horn connected to the existing building. Data is shown for the tv in the gym. GC to coordinate with the City's existing I.T. service and Fire alarm contractor.

3.24 Please confirm whether the 2,000-gallon underground fuel tank and fuel dispenser shown on Sheet AS-1.3 are included in the Contractor's base bid scope or will be furnished and installed under a separate Owner contract. If included, please confirm that the Contractor is responsible for coordinating the separate permit and fuel system installation.

Answer Include in base bid, contractor to install and procure separate permit.

3.25 The soils consist of high fine contents and silt. Rammed aggregate piers and/or stone columns will not be effective in these soils. Other ground improvement methods are more suitable to mitigate liquefaction. Please see AGI RFI 004 attached.

Answer From a geotechnical standpoint, ground improvement techniques mitigate liquefaction by densifying existing soil through the use of stone columns, deep dynamic compaction, compaction grouting, soil mixing or other densification

method. We do not recommend that deep dynamic compaction be used for densification due to the proximity of adjacent facilities and the limited influence depth of the method in fine grained materials. In addition, compaction grouting may not be economical due to the expected depth and the area of the required improvements. The specialty contractor should determine the design and appropriate ground improvement method.

3.26 There are no verification requirements for seismic, just static settlement. Please see AGI RFI 003 attached.

Answer RFI-3 Pre- and Post- CPT's should be performed to verify that the soil mitigation is successful.

3.27 P-1.1 shows a 2" CW linw serving what appears to be (2) HBB-1. Is there anything else this line is expected to serve as it appears to be significantly oversized if so.

Answer It is a 2" hose bib for Fire Department washing use as requested by the FD. They have one now at the existing hose wash, but it is being relocated.

3.28 Domestic Water Piping 221618-18: Allow for the use of CPVC, PEX and Schedule 40 PVC for above ground domestic water piping. Please confirm this is correct.

Answer Do not see that spec section.
Plumbing notes on P-1.0 state: WATER PIPE SHALL BE TYPE ""L"" ABOVE GRADE, HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTINGS, SOLDER ALL JOINTS WITH LEAD-FREE SOLDER.

3.29 There is not a natural gas spec. Please provide pipe material/fitting requirements at a minimum.

Answer Gas line shown to be moved is now existing to remain. There is an existing 2" gas line to the water heater being replaced. No gas line work is required.

3.30 P-1.1: Please clarify points of connection to existing on the underground CW line.

Answer It appears that the existing water line enters the building at the office near the front entry door. Field verification will need to be made on where the easiest point to connect is. It is presumed the connection point will be in the concrete area in front of the main Entry.

3.31 P-1.1 shows an underground cold water line. There are not provisions in the spec that specify the material for underground water piping in site areas that are not under the building slab. Please confirm PVC schedule 40 is acceptable.

Answer PVC schedule 40 is acceptable.

3.32 There is no designation for the SH-2 shower on the plumbing fixture schedule, Sheet P-2.0. Please provide the desired shower make and model.

Answer SHOWER: "FREEDOM ADA ROLL IN SHOWER W/ ZURN TEMP GARD III SHOWER UNIT" Model: "FREEDOM APFG6233BFF875R & ZURN Z7301-SS-MT-DV2P -HW"
Comments: 1/2" PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION. Provide Bobrick B-5192 Fold Down seat.

Set 4 Released via Email 08/14/2026 12:10 PM (PDT) – 1 question

4.1 Please provide contact information for the current service provider and monitoring company of the existing Fire Alarm System.

Answer Computer Alert Systems, 951-676-6880



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