

RFP – 20000 Skyline Blvd

**Feasibility Study, As-Built Drawings, Demolition Plan,
Electrical Plan, and Plumbing Plan
2/1/18, Pre-Bid Meeting
Questions and Answers**

1. Question: Are you just trying to document the buildings to be demoed? Or how to Demo?
Response: I don't know if we need full drawings for the demo, but we will need something to bring to the County. I don't know if it is going to be a simple demo plan, saying these are where the structures are and these are the buildings we want to remove. FYI - The demo we just did, we just needed a few pictures of each side of the house and then the assessor report, confirmed if it was not historic. The structure I just demoed was built in 1974, so it did not meet their requirements. We had a plot plan stating this is the size of the structure and this is where it's at.
2. Question: Is there power going to the stable/tack room/storage or garage/storage?
Response: Yes, there is power coming down from the houses down to both structures.
3. Question: Is this something we have to draw?
Response: No, we will have the electrical removed at the time of the demo, but I don't think we will need it drawn. However, we will need to figure out where it is connected, how to safely disconnect, and turn the power off. FYI, the garage/storage will be remaining. It is a fairly sound structure.
4. Question: When were any of these structures built?
Response: The stable/tack room/storage were built a long time ago. The garage/storage looks newer, probably built at the same time as the main house, in the 70's, however we did pull several permits and this building has not been called out as illegal or built without permits.
5. Question: Why is this garage with stairs? Is there a way to get in level?
Response: The other side is flat and you can go straight into the structure without steps.
6. Question: Is the truck staying?
Response: No, we would like it removed. We actually tried to have it removed with the site cleanup, but there is a woodrat next in the engine compartment which needs

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to be removed prior to removing the truck. FYI, there are a lot of woodrat nests on the property, which need to be taken care of prior to construction.	
7.	Question: Are there any other utilities other than electricity at these two structures (stable/tack room storage and garage/storage)?
Response: No, there is only electricity at these two structures. I do not see any water, like a spigot, but there were horses so I am not absolutely positive.	
8.	Question: Do you know what type of foundation there is at the stable?
Response: It appears to have concrete post and pillar foundation at the two horse stalls and carports, but the tack room looks like an addition with beams or something else. You can see where the horse stalls are sinking, so they might have put things under to stop it.	
9.	Question: Depending on the type of foundation, it might cause more disruption to the soil
Response: what about the spring water?	
10.	Question: There is always water flowing.
Response: Yes, the water is always flowing, but it normally does not flood or sheet down, unless there is a hard rain.	
11.	Question: Are you also looking for recommendations? Pull ivy off?
Response: ? I will probably ask the contractor to do that, but I don't think any maintenance recommendations are required. We will need to do an assessment to look at the entire property to figure out what we want to do, such as replacing gutters and removing ivy.	
12.	Question: What is going on with the water tank?
Response: We are trying to replace the existing redwood tank with the poly tank, up the hill, however you can see the foundation needs to be redone. This is not going to be part of the drawings.	
13.	Question: How long have you had this property?
Response: The District purchased the property 11/29/2010.	
14.	Question: Where are the electrical panels?
Response: The electrical panel is attached to the carriage house/apartment (near the apartment front door, behind the wood panels. The main electrical is on the main	

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house. The electrical panel is not well marked. They call things different from what the District calls the structures.	
15.	Question: What do you want to do with the carriage house/apartment?
Response: We are hoping to keep the carriage house, but demo the apartment, since there is a lot of infrastructure attached to this structure. The electrical, water, and gas all go through the apartment. If we are able to keep the carriage house, we would like to turn it into a laundry room. It looks like the carriage house is part of the original structure. The storage and part of the apartment was an add on – you can see from the roofline. FYI, we were not able to get into the apartment (the key did not work).	
16.	Question: What about those other structures?
Response: We want to have the “lean too” removed from the hill-side, storage that is attached and was an add-on to the carriage house, and on the back of the carriage house it appears the roof was added and should also be removed. We are hoping to keep the original carriage house building envelope, but remove all additions (which would include the kitchen). We might be able to keep the front entry area, which is part of the original envelope. If we keep the original structure, we would want to keep some of the siding from the structure below (stable/tack room/storage) and use it to enclose the carriage house again, since there would be an opening.	
17.	Question: What was your original thought?
Response: Remove anything not permitted. We want to keep as much as possible, since all the water goes through the carriage house.	
18.	Question: Where is the gas?
Response: There is propane going to all the houses from the tank in the front, except the granny house (which has its own propane tank). I believe the main propane line, runs down the middle of the path, however I am not positive. Also, they put meters in the front, for each house, so they could charge each tenant their portion for propane and electricity. There is only one propane tank for four (4) houses and one PG&E bill for all structures.	
19.	Question: Do you want to keep the added roof to the carriage house? If you do, you will need to re-do the foundation
Response: Remove it and put it back to the original. We will need to do something to shore up the hillside as well. An additional retaining wall or something.	

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20.	Question: Guest House – what needs to be removed?
Response: Everything was permitted in the guest house, except the shower area. You can look outside and see it is actually slumping. We need to have this walled in, then add a shower somewhere, maybe toward the entry. We also want to add a kitchen in the front, entry area. There are stub ups for a sink and other. We are thinking a sink, counter, range, refrigerator, and shower in the small entry area.	
21.	Question: What was permitted in the Guest House?
Response: The enclosed porch is believed to be part of the original envelope. The only thing that was called out was the shower area of the bathroom.	
22.	Question: Do you know when this structure was built?
Response: No, but our guess is the 1940's. The assessor's parcel map shows the only call out was for the bathroom. Also, the roof looks original, over the enclosed porch area.	
23.	Question: Main House - It looks like the deck was redone.
Response: Yes, the deck was re-built with permits	
24.	Question: What do we do in the kitchen and living room?
Response: In the kitchen, we want to have the double oven, stovetop, refrigerator replaced. Keep the vent & propane heater/stove. In the living room, we need to put something over the open box. It looks light the lighting for the stairs. Maybe a bench cover or something. The two sliding glass doors need to be replaced. Replace standard sliding glass door and change the double sliding glass door into a bank of windows.	
25.	Question: What do we do with the wall between the kitchen and livingroom?
Response: Leave it, unless it is called out. Maybe sheetrock the open wall, but only if required/called out by the County.	
26.	Question: What do you want to do with the front door?
Response: It is delaminating.	
27.	Question: What are you going to do with the roof?
Response: we are going to replace the roof, from tile to composite. It should not require any seismic retrofit, since you are going to use a lighter material.	
28.	Question: What is this in the kitchen floor?

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Response: Possibly an access panel, but not sure. We will need to do something with the missing tile in the kitchen. Also, there is a stair that can be removed and has access to the floor safe.	
29.	Question: Where is the PG&E access on main house?
Response: There is one smart meter on the main house, for the entire property, but other meters the tenants can look at to split the electrical bill.	
30.	Question: What to do with bathroom? The bathtub to be removed, will need to have the floors re-done.
Response: We want to redo the entire bathroom, but might be able to keep the sink area with hot water heater. Remove the bathtub, toilet, and remodel.	
31.	Question: What to do with heat?
Response: we need to replace the existing propane heaters in the bedrooms. They can be electric or propane.	
32.	Question: What type of abatement?
Response: Both bedrooms have asbestos popcorn ceiling. In the left bedroom, there are asbestos tiles (which were under the carpet), and will need to be abated.	
33.	Question: What to do with the slack in the deck cross wires?
Response: Tighten, watch to make sure they are not loosening again, and if they need to be tightened again, there might be a settling issue on the deck.	
34.	Question: I see there is a water filtration system. What do you want to do with them?
Response: Each house has a filter & UV system. We will want to remove the one from the granny house and keep, but all the others will stay (since other buildings will remain).	
35.	Question: It looks like it has a raised floor. Is there a vermin issue?
Response: Yes, we have a lot of rodent issues. We have a rodent company/contract to take care of that issue. It appears the hillside is continuing to sluff and the deck was made smaller, it used to go all the way down to the end of the house.	
36.	Question: Old House – what is to be removed?
Response: The laundry room was a screen in room then it was enclosed. This was done without permits. The walls are degrading and open, but we are planning on removing. The old house is permitted, except for the laundry area.	
37.	Question: Are there protected species?
Response: Yes, there are woodrats (with active nests) and other types of rodents (Norwegian rats) . . . all the rodents are here on this property.	
38.	Question: Are there rodents in this house?

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Response: Yes, there are active rodents in this house. There is also open wiring in the basement – knob and tube.	
39.	Question: What to do with the lattice holding the roses (very unsafe).
Response: Maybe a replacement shade structure. The tenant is very attached to these structures.	
40.	Question: What are we doing with this house?
Response: There is an enclosed patio in the front which is OK, but the laundry room which was an enclosed patio was not permitted and needs to be removed.	
41.	Question: Do you need a laundry room in this house?
Response: No, that is why we are thinking about a laundry room in the carriage house.	
42.	Question: Granny house – what is going on with this house?
Response: We are requesting to demo this house, if the county will allow it. There is a lot of water. The water system and propane is separate. FYI – at the main house, there is a spring system which feeds the other four (4) houses which requires a pressure pump. The granny house is a separate water system which is gravity fed. We will need to cap the water and figure out how to resolve the water system at the other houses if power goes out.	
43.	Question: What do you do with the hillside? Retaining wall?
Response: We are hoping to remove the structure and leave everything else. FYI, there is a septic tank and leach field. Need to have call out. This septic system is only for the granny house. The other houses have other septic systems.	
44.	Question: What utilities are in the granny house?
Response: There are propane and water lines going into this structure. The water comes from the neighbors spring, which we will need to figure out how the water comes down. The propane tank will need to be removed before any large vehicles can go down the driveway, but it should be OK to drive down otherwise.	
45.	Question: What are the wires for (utility)?
Response: Telephone, cable/internet, and I am not sure which one is for electrical.	
46.	Question: Do you when the granny house was built?
Response: No, it was an art deco house, probably built in the late 1920's. It is only called out in the assessor's parcel information sheets stating it was not permitted in 1977. There is no actual record of this structure being built.	

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47. Question: How is the shed accesses? (this is uphill from the guest house and storage area of the carriage house)
Response: It appears you could access from below, but the hillside has been sluffing and is no longer safe.
48. Question: What is this property called?
Response: The Bergman property or compound.
48. Question: Please clarify: The third bullet item states “Provide estimated hourly rate for services as listed above, in Proposal Form attached.” Can you clarify if we only need to provide our hourly rate for services, or if the intent is to provide our estimated hours and hourly rates for a total cost (i.e. to fill out the Proposal form completely)?
Response: I would like to have the Proposal Form fully completed, including the estimated total cost. The hourly rate will help us