

ADDENDUM TO RFQ/RFP
Cuddeback Union School District
Proposition 39
Solar PV System

Addendum #1
June 1, 2018

To All Prospective Proposers:

The Cuddeback Union School District (District) herewith issues Addendum No. 1 to the above-referenced solicitation. This Addendum shall be made part of the Contract Documents and the proposer shall acknowledge receipt thereof in their Proposals. Except as specifically modified by this document, all other terms and conditions remain in full force and effect.

1. The District approves the use of the interior south wall of the electrical room as an installation location for balance of system equipment including but not limited to inverters, disconnects and distribution panels. Contractor is responsible for providing and installing backboard materials, in a workmanlike manner, over existing vent on south wall.
2. Since this project is below the current construction cost limit (per DSA IR A-10) of \$103,300 that triggers DSA review and approval for alteration or reconstruction projects at school buildings, this project will not require pre-construction submittals to DSA. However, the District will hire a DSA project inspector to conduct construction inspections and to complete Form DSA 999 for submittal to DSA at project completion. For reference purposes, DSA IR A-10 and page 14 of DSA IR 16-8 are attached.
3. While this project is exempt from DSA Structural Safety and Fire review as noted above, the District will still require construction plans to be signed and stamped by a CA-licensed architect or structural engineer, with details shown regarding anchorage and load (e.g. live load, dead load, and wind uplift) calculations of the panels, racking, and BOS equipment. Regarding the electrical components of the PV installation, the District will require compliance with applicable provisions of the California Electrical Code and that the design be stamped and signed by a CA-licensed electrical engineer.
4. Regarding penetrations into the new PVC-membrane roof that will be installed in Summer 2018, the proposer will be responsible for all costs of proper sealing, flashing materials and inspections that are required to maintain the roof warranty. It is highly recommended that the selected proposer coordinate early in the design phase with the roofing contractor (Alves, Inc.).

ALTERATION AND RECONSTRUCTION PROJECTS—DSA APPROVAL EXEMPTION

Disciplines:	Structural	History:	Revised 01-26-18	Revised 02-04-15	Revised 11-03-10
	Fire & Life Safety		Revised 06-30-16	Revised 04-30-14	Revised 07-02-09
	Access Compliance		Revised 02-12-16	Revised 05-15-13	Revised 12-08-08
				Revised 02-22-13	Revised 03-17-08
				Revised 01-24-12	Revised 05-29-07
				Revised 03-10-11	Issued 11-16-05

PURPOSE: The purpose of this Interpretation of Regulations (IR) is to clarify when plans and specifications for alteration or reconstruction projects governed by California Education Code Sections 17295 and 81133 are required to be submitted to the Division of the State Architect (DSA) for review and approval, and to make the annual adjustment to the construction cost thresholds cited in the California Education Code sections.

1. EXCEPTIONS:

- 1.1 DSA review and approval is not required for alteration or reconstruction projects to school buildings governed by the Field Act with an estimated construction cost of \$103,300, or less, for 2017 and 2018.
- 1.2 DSA review and approval is not required for alteration or reconstruction projects to school buildings governed by the Field Act with an estimated construction cost greater than \$103,300, but not in excess of \$232,425, for 2017 and 2018 when all of the following conditions are met:
 - 1.2.1 A California-registered structural engineer shall examine the project and prepare a written statement certifying that the project does not contain any work of a structural nature. The statement must attest that the work does not cause any alteration or reconstruction of structural elements nor trigger structural rehabilitation per Title 24, Part 1, Section 4-309(c). This statement shall bear the signature and stamp or seal of the structural engineer and shall be filed with the appropriate DSA regional office.
 - 1.2.2 The design professional in responsible charge of the project shall prepare a statement certifying that the plans and specifications (1) contain no work that is regulated by the accessibility standards of Title 24, (2) contain no work that triggers accessibility upgrades to existing buildings or facilities, and (3) meet all applicable fire and life safety standards. This statement shall bear the signature and stamp or seal of the design professional and shall be filed with the appropriate DSA regional office.
 - 1.2.3 Within 10 days of the project completion, a DSA-certified project inspector shall sign and submit a verified report to DSA indicating that the completed project is in conformance with the plans and specifications. Form [DSA 999](#): Inspection Verified Report for Projects Exempt from DSA Approval, is available from the DSA website at www.dgs.ca.gov/dsa/Forms.aspx.

2. VOLUNTARY SUBMITTAL: This interpretation does not preclude a design professional or school district from choosing to submit plans and specifications with the appropriate fee to DSA for review, even when the project is exempted from DSA plan review requirements as outlined herein.

3. REQUIREMENT TO COMPLY: Projects not requiring DSA approval (i.e., exempt projects) shall comply with all currently effective design, construction, and inspection provisions of the California Code of Regulations, Title 24, as adopted by DSA. **When authorizing construction of exempt projects described in this interpretation, the school district assumes responsibility to ensure compliance with all code provisions.**

ALTERATION AND RECONSTRUCTION PROJECTS — DSA APPROVAL EXEMPTION

4. DEFINITION: For this interpretation, “design professional in responsible charge” or “design professional” shall be the architect, structural engineer, or professional engineer (e.g., mechanical engineer for mechanical-only projects; electrical engineer for electrical-only projects), licensed to practice in California, who is responsible for the completion of the project design work.

5. ANNUAL ADJUSTMENT OF COST THRESHOLDS: Construction cost thresholds cited in this interpretation are based on June 2017 figures of \$103,300 and \$232,425, and are adjusted annually commencing January 1, 2018, per the California Education Code. Annual adjustments are calculated using the first January issue of *Engineering News-Record’s U.S. 20 City Construction Cost Index*.

6. PROJECT COST DETERMINATION: For purposes of this interpretation, the estimated construction cost shall be determined at the completion of project design. For the purpose of determining estimated project cost, the scope of the project shall be limited to construction on one site only.

In accordance with Education Code Section 17280, the estimated construction cost used in determining exemption from DSA review shall not include the cost of air-conditioning equipment¹ and insulation materials², and installation cost of such equipment and materials when such installation does not cause structural alterations³ to a school building (i.e., affects primary or secondary framing members). In cases where such installation causes structural alterations to a school building, the provisions of Title 24, Part 1, Section 4-309 will apply and the project may require DSA review and approval.

¹ For purposes of this provision, air conditioning (AC) equipment includes heating, ventilation, and air conditioning (HVAC), AC units, heating units, or ventilation units, and does not include ductwork or utility services (i.e., electrical and/or gas service) to the equipment.

² For purposes of this provision, insulation materials must be of the same type as previously installed in accordance with building standards.

³ For purposes of this provision, the exclusion of HVAC-related cost is valid only when a determination of no structural alteration is made by a California-registered structural engineer in accordance with requirements of Section 1.2.1 of this IR.

7. SUBDIVISION OF PROJECTS PROHIBITED: Construction projects shall not be subdivided for the purpose of obtaining exemption from DSA review and approval.

REFERENCES:

California Code of Regulations (CCR) Title 24
Part 1, California Building Standards Administrative Code
Sections 4-306, 4-308, 4-309, 4-315, 4-336, 4-406 and 5-102
California Education Code, Sections 17295 and 81133

This Interpretation of Regulations (IR) is intended for use by the Division of the State Architect (DSA) staff and by design professionals to promote more uniform statewide criteria for plan review and construction inspection of projects within the jurisdiction of DSA which includes State of California public elementary and secondary schools (grades K-12), community colleges and state-owned or state-leased essential services buildings. This IR indicates an acceptable method for achieving compliance with applicable codes and regulations, although other methods proposed by design professionals may be considered by DSA.

This IR is reviewed on a regular basis and is subject to revision at any time. Please check DSA's website for currently effective IRs. Only IRs listed on the web page at www.dgs.ca.gov/dsa/Resources/IRManual.aspx at the time of plan submittal to DSA are considered applicable.

placement of electrical panels or electrical connections in conjunction with an excluded solar project must comply with Section 5.2, below.

5.1.3 Excluded Project Reporting to DSA: Per Title 24, Part I, Section 4-310, a resolution must be passed by the school board stating that the building or structure shall not be used for school purposes and that no pupils or teachers will be permitted to use or enter the building for said purposes or be subject to a hazard resulting from its collapse. A copy of the resolution shall be submitted to a DSA Regional Office upon award of the construction contract. Refer to Appendix "C" for "Sample Resolution." See also Section 5.3 for inspection requirements that apply to all solar projects.

5.2 Projects Exempt from DSA Review: Alterations projects that consist only of installations of solar energy systems on existing school buildings may be exempt from DSA Structural Safety and Fire review when the total cost of the project (including any other construction, site work, etc.) is less than the cost limit indicated in IR A-10 for alteration projects. The cost limit is adjusted annually, from a baseline cost of \$25,000 in 1999 dollars as required by Title 24, Part 1, Sections 4-308 and 4-309. Refer to IR A-10 for published cost limits, updated in January, and additional requirements.

Projects may be exempt from DSA Access Compliance review and approval per the provisions stated above, if there is no reasonable availability to, or usage by, persons with disabilities, or the project meets the requirements of CBC Section 1134B.2.1, Exception 4.

Free standing structures containing solar energy systems, shade structures, lunch shelters, canopies, large arrays of panels supported on a single pole, etc., are not exempt from DSA review.

5.3 Project Design and Inspection Requirements: All solar energy systems and their installation, including Excluded and Exempt projects not subject to DSA review, shall meet the design and construction requirements of Title 24 and applicable provisions of this IR, including inspection by a DSA certified project inspector.

Appendices:

Appendix A – Example of PV System Grounding

Appendix B – Hyperlinks to Web Pages

Appendix C – Sample Resolution

Appendix D – Standing Seam Metal Roof Testing

Appendix E – Lowest Average Monthly Low Temperature