



CONTRA COSTA COMMUNITY COLLEGE DISTRICT  
RFQ/P –DESIGN-BUILD SERVICES FOR CONTRA COSTA CCD MECHANICAL AND CONTROLS DESIGN-BUILD  
PROJECT

District Office, Contra Costa College and Diablo Valley College

Date: 6/26/2018

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**NOTICE TO ALL DESIGN-BUILD ENTITIES:**

You are hereby notified of the following clarifications below. This Addendum shall supersede the original Request for Qualification/Proposals (RFQ/P) Documents and wherein it contradicts the same, and shall take precedence over anything to the contrary therein. All other conditions remain unchanged.

This Addendum forms a part of the RFQ/P Documents and modifies the original RFQ/P Documents dated *May 22, 2018*.

**Acknowledgement of receipt of this addendum is required in the proposal's cover letter. Please clearly identify the addendum date and number. Failure to acknowledge may subject proposer to disqualification.**

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**RESPONSES TO REQUESTS FOR INFORMATION**

**QUESTION 1:**

Can you please clarify sheet note 8 on the drawing DV23-M2.2. Is the intent to replace all of the CHW and HHW piping on the roof from the point the pipe enters the roof for AHU's 7 & 8, or to replace all piping downstream of the isolation valves only?

**RESPONSE:**

Please refer to Addendum 2, Response to Question 15: Replace note PARTIALLY with, "REPLACE THE EXISTING ROOFTOP AIR HANDLING UNITS AH-7&8, INCLUDING ALL SUPPLY, RETURN AND EXHAUST AND CHILLED AND HEATING HOT WATER PIPES TO THE UNIT (APPROXIMATELY 15 FT). PROVIDE NEW PIPING TO COIL ASSEMBLY, INCLUDING ISOLATION VALVES TO PIPING TO THE COOLING AND HEATING COILS. EACH AHUNIT..."

**QUESTION 2:**

For the DO, what is the expected amount of time that we can have the system down? Do we need to provide temp cooling/heating? Does the building have reheats in the distribution below?

**RESPONSE:**

Exhibit C, Special Conditions, issued as part of Addendum #2 addresses work restrictions and temp cooling/heating, per the text shown below.

Section 1.3, 'Summary of Work Restrictions',

Subsection B part 1.7 states,

“1.7.3. Interruption to water, sanitary sewer, storm drain, communications, data, electric service, air conditioning, heating, fire sprinkler alarm, compressed air, and are considered utility cutovers pursuant to the paragraph Time Related Work Restrictions [Such interruptions are further limited to [12] hours. This time limit includes time for deactivation and reactivation.]

1.7.4. Work plans must include mitigations for hazards and their controls during the interruptions of service.

1.7.5. Such delays must be incorporated into the Design-Builder's construction schedule and will be at no additional cost or time to the District”

The Temporary Work Activity Plan submittal should provide mitigations for interruptions which would exceed these limits. Provisions for temporary HVAC to maintain critical systems and/or environments should be proposed for review and approval by the District.

The District Office HVAC system is a single fan, dual duct system. That means the system is capable of providing heating and cooling simultaneously to the building. At the zone/VAV box level, each VAV box provides either cooling or heating. The zone/VAV box does not mix the heating and cooling streams.

**QUESTION 3:**

At the library, the FCUs sit in a plenum with non-plenum rated wiring, sheet rock, and fire caulking. Is this expected to be plenum rated?

**RESPONSE:**

On new work for cables, yes this is preferred. We believe it was originally classified as a mechanical room, not a ceiling plenum. The walls that separate the mech room and library are not rated as well.

**QUESTION 4:**

Some of the roof top units at DVC do not currently have condensate piped to a sanitary drain. Is there a specific location these are to be drained to? At the PAC is there sanitary drain nearby in the roof?

**RESPONSE:**

This is a design build project. The contractor shall investigate, analyze and determine locations and permissible connections required for a fully functional system as specified or to match existing as noted. The final condition shall be recorded in the as-built documents. Corrections, if required, should be made to new work only.

**QUESTION 5:**

For outdoor units requiring VFDs are these to be NEMA 4R rated for outdoors or to be mounted indoors?

**RESPONSE:**

This is a design build project. Panel enclosures shall be appropriate for the location they will be installed.

**QUESTION 6:**

Does this project require all new electrical disconnects for equipment being replaced?

**RESPONSE:**

This is a design build project, if work is like kind replacement, then replacement may not be

necessary. It will depend on the condition of the existing disconnect. New work shall meet code.

**QUESTION 7:**

For the DVC Library interior AHU retrofits, where are the VFDs to be mounted?

**RESPONSE:**

This is a design build project. Contractor shall determine this as part of design process. Locations should be reviewed by the DVC and District, as part of the design process review.

**QUESTION 8:**

The RFQ document shows the Submission requirements having a thirty (40) page limit, is it 30 or 40 pages?

**RESPONSE:**

RFQ/P Submission Requirements section III C. Submittal Organization is being modified. Please see this Addendum 5 section II below for revised language: III, SUBMISSION REQUIREMENTS C, Submittal Organization ... Each Submittal shall be limited to a maximum of forty (40) pages...

**QUESTION 9:**

Under the RFQ document, Submission Requirements C.3 asks for number of years the firm has done performance contracting, number of guaranteed performance contracts, and the firms approach to performance contracting; is this a performance contracting job? Additionally, there is requirement for Financial Approach requiring the project annual O&M savings for each measure shown in IIA A-C. Are we to provide energy calculations?

**RESPONSE:**

RFQ/P Submission Requirements section III C.3 is being modified to exclude requirements related to performance contracting experience and replaced with relevant design-build mechanical experience. Please see this Addendum 5 Section II, below for revised language.

This project is an energy savings project. Exhibit E "Proposed Energy and Cost Savings Form" must be completed. This form requires a calculation to provide us with the estimated rebates, potential energy savings and potential cost savings. The calculations do not need to be submitted, but the results must be submitted via the form. In Section IV.C., under the Basis for Selection, we have provided the scoring/points that will be assigned to O&M savings and potential energy cost savings, estimated rebates, etc.

**QUESTION 10:**

If we are not a performance contracting firm, and have not completed PC projects in the past, are we able to bid this project?

**RESPONSE:**

Please see answers to question #9 above for clarification regarding performance contracting experience.

**QUESTION 11:**

Does the project require an onsite superintendent? The Basis of selection includes grading based on superintendent.

**RESPONSE:**

Exhibit I, "Agreement for Design, Installation and Commissioning for Mechanical and Controls Design-

Build Project' issued as part of Addendum #2 contains the following reference:  
"30. **Design-Builder Supervision.** Design-Builder shall provide competent supervision of personnel employed on the job Site, use of equipment, and quality of workmanship."

**QUESTION 12:**

Financial approach grading includes O&M savings, potential energy savings, and estimated rebates. Please clarify if these are required for this project?

**RESPONSE:**

Please see response to Question #9.

**QUESTION 13:**

It appears that selected fan coil units' equipment for the DVC Library is larger in size than existing and requires greater flow rate than existing valve sizing would allow for. Are mechanical drawings available to show the existing line size used?

**RESPONSE:**

The available drawings have been provided as part of the as-builts. This is a design build project. The contractor shall investigate, analyze and determine if any of the existing devices, components, and accessories can be reused or need to be replaced with new. The final objective is to have a functional system per the performance criteria. The final condition shall be recorded in the as-built documents.

**QUESTION 14:**

Are we to provide portable restroom facilities?

**RESPONSE:**

Please see RFQ/P Exhibit C, Special Conditions issued as part of Addendum #2, which contains the following reference:

Section 01540, Site Security and Safety, Subsection 1.14.B.6 states,

"Construction personnel cannot enter District property other than the construction site unless accompanied by District personnel, and they are allowed only 'incidental' contact with students." Further, Section 1.14.B.10 states, "Design-Builder personnel and subcontractor personnel at all levels will refrain from interacting with campus staff or students unless required to prevent an unsafe situation."

The provision for restrooms, food services, etc., required to meet the needs of their personnel working on Campus is the responsibility of the Design-Builder. The extent, location, protection, housekeeping and maintenance of these facilities are expected to be a provision of the Special Conditions, Temporary Work Activity Plan.

## II. RFQ/P REVISIONS & CLARIFICATIONS:

A. **RFQ/P Section III. *Submission Requirements*, Part C, Submittal Organization is being revised read:**

III, SUBMISSION REQUIREMENTS

C, Submittal Organization

Submit documents in an 8-1/2" x 11" loose leaf 3-ring hard cover binder, with tabs and an index. Firms are required to submit a Statement of Qualification/Proposal in writing (1)

unbound original, five (5) bound copies and an electronic flash drive copy of the completed SOQ/P. Each Submittal shall be limited to a maximum of forty (40) pages...

**B. RFQ/P Section III.C.: *Submission Requirements*, 3. Background (1 page max) is being revised in its entirety to read:**

**Background (1 page max):** VENDOR shall submit a description of the firm's organizational structure, history and legal status (i.e., partnership, corporation, etc.). Provide general information on the responding firm, including; name, business address, local telephone number, officers of the firm, and the main contact person for this project. Indicate the age of the company, number of years in relevant energy savings, mechanical design-build construction projects, the firm's design-build philosophy and approach to active campus/facilities mechanical retrofit projects. Also include a complete description of the firm's local branch or office service years and capabilities. In the cost submittal envelope provide the financial statement for 2017/18.

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**For Clarifications:**

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**END OF ADDENDUM #5**