

ADDENDUM #1



CONTRA COSTA COMMUNITY COLLEGE DISTRICT REQUEST FOR QUALIFICATIONS (RFQ)

ARCHITECT/ENGINEER (A/E) PROFESSIONAL SERVICES

For the APPLIED ARTS AND ADMINISTRATION (AA) RENOVATION FOR MEASURE E CONTRA COSTA COLLEGE

May 27, 2016

NOTICE TO ALL CONSULTANTS:

You are hereby notified of the following changes, clarifications and/or modifications to the original RFQ Documents, Project Manual, Drawings, Specifications and/or previous Addenda. This Addendum shall supersede the original RFQ Documents and previous Addenda 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 Documents and modifies the original RFQ Documents dated **May 9, 2016**.

Acknowledge receipt of this Addendum in your cover letter as part of your Statement of Qualifications Submittal. Failure to acknowledge may subject proposer to disqualification.

RESPONSES TO REQUESTS FOR INFORMATION:

QUESTION #1:

Is there a schedule for design and construction for the AA renovation?

RESPONSE TO QUESTION #1:

The preliminary schedule for this project is as follows:

Design Start:..... August 1, 2016

Design Finish:January 31, 2017

DSA Review and Backcheck:..... February 1, 2017 through July 31, 2017

Bid/Award Phase:August 1, 2017 through October 2, 2017

Construction Start: October 3, 2017

Construction Substantial Completion: May 31, 2018 (Approx. 8 months from NTP)

FF&E/Move-In:June 1, 2018 through Early August 2018

Construction Closeout/Final Completion:July 31, 2018

Occupancy/Open:August 2018 (Start of Fall Semester)

Note: District requires two weeks for each design review once it has design documents and design estimates. Please review the above schedule and feel free to comment on this schedule and address it in your approach. The key is to meet Occupancy for the start of the Fall Semester of 2018.

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QUESTION #2:

What is the LEED Certification Goal noted in Article 1.1.2 of the District's Architect-Engineer Agreement? Agreement has "xxxx".

RESPONSE TO QUESTION #2:

A LEED Certification goal has not yet been established. Since this is a partial renovation of a select portion of the building's existing spaces, some of which will only get minor improvements to finishes, pursuing LEED certification is unlikely.

QUESTION #3:

Does the Construction Budget of \$3,200,000 include FF&E?

RESPONSE TO QUESTION #3:

No. The FF&E budget is \$560,000 in addition to the construction budget of \$3,200,000.

QUESTION #4:

Are we moving any equipment from the existing buildings into the AA building?

RESPONSE TO QUESTION #4:

Yes, but the specific equipment that will be moved has not been specifically quantified to date. As noted in the response to Question #3 above, the District has a FF&E budget of \$560,000; so a significant amount of new FF&E will be included as part of the design. However, the Architect will need to design the renovated spaces to accommodate any equipment that is moved from other locations. The physical move of equipment from other locations will be by the Contractor or a Moving Contractor.

QUESTION #5:

Does the District plan to include the renovation (e.g., replacement of floor, ceilings, new paint) of adjacent hallways to rooms that will be renovated?

RESPONSE TO QUESTION #5:

One of the project goals will be to freshen the finishes in all hallways in the building. This may be limited to new flooring, but additional work may be considered if schematic phase budget estimates allow.

QUESTION #6

Does the new work include fire sprinklers?

RESPONSE TO QUESTION #6:

No. The building does not currently have a fire sprinkler system.

QUESTION #7

What level of LEED will be required for the project?

RESPONSE TO QUESTION #7:

See response to Question #2.

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QUESTION #8

Does the District have a furniture vendor they are currently under contract with?

RESPONSE TO QUESTION #8:

No. The Architect will be required to prepare a bid package for furniture as noted in the District's standard agreement.

QUESTION #9

Under 2.1 Project Scope A, the RFP states, "Additional minor finish work such as painting and flooring in the rest of the building may also be included in the work." Could you provide clarification on which areas within the building this work may include.

RESPONSE TO QUESTION #9:

See the response to Question #5.

QUESTION #10

Are record drawings of the existing building, the prior renovation project, and the upcoming chiller replacement project available for review?

RESPONSE TO QUESTION #10:

Yes. The following documents are posted on the District's web site for this project,
<http://www.4cd.edu/webapps/PurchasingViewBids/default.aspx>:

- 1) "C-1067 AA Building Chiller Replacement" 90% CD Drawing Set, 4/18/16.*
- 2) "C-577 Applied Arts Renovation" Record Drawings, 6/16/2011.*
- 3) "Applied Arts and Administration Complex" Original Drawings (approx. 1977/79).*

QUESTION #11

Is information available for the water pressure at the nearby fire hydrants for this project?

RESPONSE TO QUESTION #11:

Yes. The following documents are posted on the District's web site for this project,
<http://www.4cd.edu/webapps/PurchasingViewBids/default.aspx>:

- 1) Historical (2009 – 2014) Fire Flow Test Results for the area surrounding the Applied Arts (AA) Building (5 sheets).*

QUESTION #12

Will the District be using the CSU A&E Model as a guideline for A/E fee negotiations?

RESPONSE TO QUESTION #12:

Yes.

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If you have any questions regarding this Addendum, please contact:

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All other terms and conditions of RFQ are to remain the same.

END OF ADDENDUM #1