

ADDENDUM #02



CONTRA COSTA COMMUNITY COLLEGE DISTRICT

L-4030 Brentwood Solar PV & Resiliency Project
Brentwood Center

Date: 12/16/2022

You are hereby notified of the following changes, clarifications and/or modifications to the original Request for Qualifications/Proposal (RFQ/P), and/or previous Addenda. This Addendum forms a part of the Request for Qualifications package and modifies the original RFQ/P documents dated **11/21/2022**. This Addendum shall supersede the original RFQ/P and previous Addenda wherein it contradicts the same, and shall take precedence over anything to the contrary therein. All other conditions remain unchanged.

Acknowledge receipt of this Addendum in your cover letter. Failure to acknowledge may subject proposers to disqualification.

A. RFIs with District Response:

Q1: The BESS location seems like it may have enough space, but issues may arise from the DSA with it being so close to the property line and the nearby building. Can we propose an alternative location for the BESS, perhaps taking up some parking stalls?

A: The proposed BESS location is the only location that is currently approved by District.

Q2: Is it mandatory to propose a generator microgrid system? One of the main goals of this project is to minimize 4CD's environmental footprint and a generator that acts as a microgrid would contradict this goal. If the generator option is mandatory, we request the generator option to be included only as a back up to the BESS microgrid option for extra resiliency.

A: The District intends to select the BESS microgrid option so long as it stays within the District's stated budget. It is not mandatory to propose price on a generator, but it is strongly preferred.

Q3: How many PSPS events does the Brentwood Center experience each year?

A: There have been zero PPS events.

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Q4: The usage consumption given in AttD1-4CD is for the entire college or just the critical load to be backed up?

A: The usage is for the entire Brentwood Center building.

Q5: I do not see Attachment D3 for the critical load data. Can SAGE please provide this attachment

A: There is no sub-metered data available for the critical load at this time. In Attachment D3, the panel locations are provided as reference. Provided are the estimated average and peak load of the critical load in Attachment A2.

Q6: Are the EV chargers connected to the same panel that we will be providing resiliency to? If so, how often are the chargers used per day/week/month?

A: The EV chargers are connected to the same electric meter, but not the same panel as the critical load.

Q7: With the possibility of bridging documents coming can there be an extension given to the SOQ/P Submittal Date?

A: The final SOQ/P submittal deadline has been extended to January 11, 2023.

Q8: Would a 10x20 equipment pad be considered located in the southwest planter just outside the electrical room entrance?

A: A PV equipment pad in the southwest planter is not a likely solution. The District has a preference for the PV equipment to be wall mounted on the exterior wall of the Electrical Room. If an equipment pad is required, the final location will need to be approved by the District before construction.

Q9: Is the interconnection application filed for up to 463 kw-AC correct? It seems more feasible that 463 kW-DC would work in the given footprint but getting close to 463Kw-AC would be impossible.

A: Yes, the interconnect application was filed for *up to* 463 kW-AC based off consumption estimates prior to the site's construction. The PV production target for the project is 90% of the site's annual energy usage and is stated in Attachment A2.

B. Deletions, Additions, Changes, Revisions

Item: Attachment Att. B2.9 – Accessible Parking Criteria Bridging Documents

1. Add parking shade structure required to satisfy accessibility requirements and DSA. See attached bridging documents prepared by Ratcliff Architects .

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

Ben M. Cayabyab, Contracts Manager
Contra Costa Community College District
500 Court St., Martinez, CA 94553
Email: [email here](#) ;

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

4CD Brentwood Center
1351 Pioneer Square, Brentwood, CA 94513

New PV Canopy Accessible Parking Improvements Criteria Document

SHADE STRUCTURE (CANOPY):

1. New, free-standing shade structure (no PV panels), compliant with DSA IR 31-1, covering a minimum of five (5) existing accessible parking spaces for the designated number of standard parking spaces being shaded by the new solar PV canopies per 2022 CBC Table 11B-208.2 (refer to Exhibits 1, 2, and 3 for additional information).
2. Accessible parking new shade structure to be constructed of noncombustible structural frame with a noncombustible roof covering per DSA IR 31-1. Design and construction shall use similar materials and finishes/colors, particularly the existing covered walkways ("Spine"), to complement the existing building architecture (refer to Figures 1 to 4).
3. Shade structure roof shall be pitched to drain north (high-side) to south (low-side) into sheet metal gutter and downspouts to discharge onto parking surface pavement and sheet flow to existing parking lot drainage. Downspout discharge shall not be directed to accessible parking aisles.

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EXISTING BUILDING MATERIALS/FINISHES:

1. Structural Columns and Roof Beams Materials/Finishes:
 - a. Columns: Architecturally exposed structural steel (AESS); square profile; color: Match Dunn Edwards "Roxy Brown DE6084".
 - b. Beams: Structural steel; Wide-flange (WF) profile; color: match Dunn Edwards "Roxy Brown DE6084".
2. Metal Decking: non-composite steel (galvanized, G60 coated; Verco N-24 profile; underside painted, color: match Benjamin Moore "Stonington Gray HC-170".
3. Roofing: 2"-high x 16"-wide x 22-gauge vertical seam flat pan metal roof panels with mechanically sealed side lap with PVDF finish over ¼" drain mat over 11.5-mil slipsheet over self-adhering high temperature sheet membrane (roofing underlayment) over ¾" fire retardant plywood over structural metal decking.
4. Sheet Metal Gutter and Downspouts: Zinc-coated (galvanized, G90 coating) sheet steel; material thickness 20-gauge; gutter profile, match existing building; downspout size/profile, 1.75"x2.25" flat rectangular; color: paint to match Dunn Edwards "Roxy Brown DE6084".
5. Lighting: Surface mount 2" wide linear slot light fixture with flush frosted white diffuser, length: 4-feet; Manufacturer: Finelite Model HP-2 SM-XH-8-30-F-X-SC-X.

Shaded Accessible Parking Compliance Approach:

Construct new, free-standing shade structure (no PV panels), as follows:

1. Structure to cover and provide shade to a minimum of (5) existing, accessible parking spaces.
2. Shade structure to be constructed of similar materials and finishes/colors, particularly existing covered walkways, to complement the existing building architecture.
3. Shade structure design and construction to satisfy requirements of Division of the State Architect (DSA) IR 31-1.

Notes:

- a. Automatic Fire Sprinkler System (AFSS) under shade structure canopy are not required per DSA IR 31-1.
- b. New shade structure shall be constructed of noncombustible structural frame with a noncombustible roof covering per DSA IR 31-1.
- c. Existing accessible parking is within the approved building's area increase frontage. Per DSA IR 31-1, new shade structure shall not exceed 4,425 sq.ft. in coverage area (1/3 x 13,275 sq.ft.).
- d. Existing accessible parking surface/slopes, parking striping/markings, and parking signage are compliant (constructed under A#01-116287).
- e. Existing accessible path-of-travel from accessible parking to building entrances is compliant (constructed under A#01-116287).

Proposed Solar PV Canopy:
+/-126 spaces shaded by canopy

2022 CBC, Ch. 11B, Section 11B-208.2 Minimum Number:

Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2 and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

TABLE 11B-208.2 PARKING SPACES	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total

Exhibit 1: Campus Site Plan
NOT-TO-SCALE

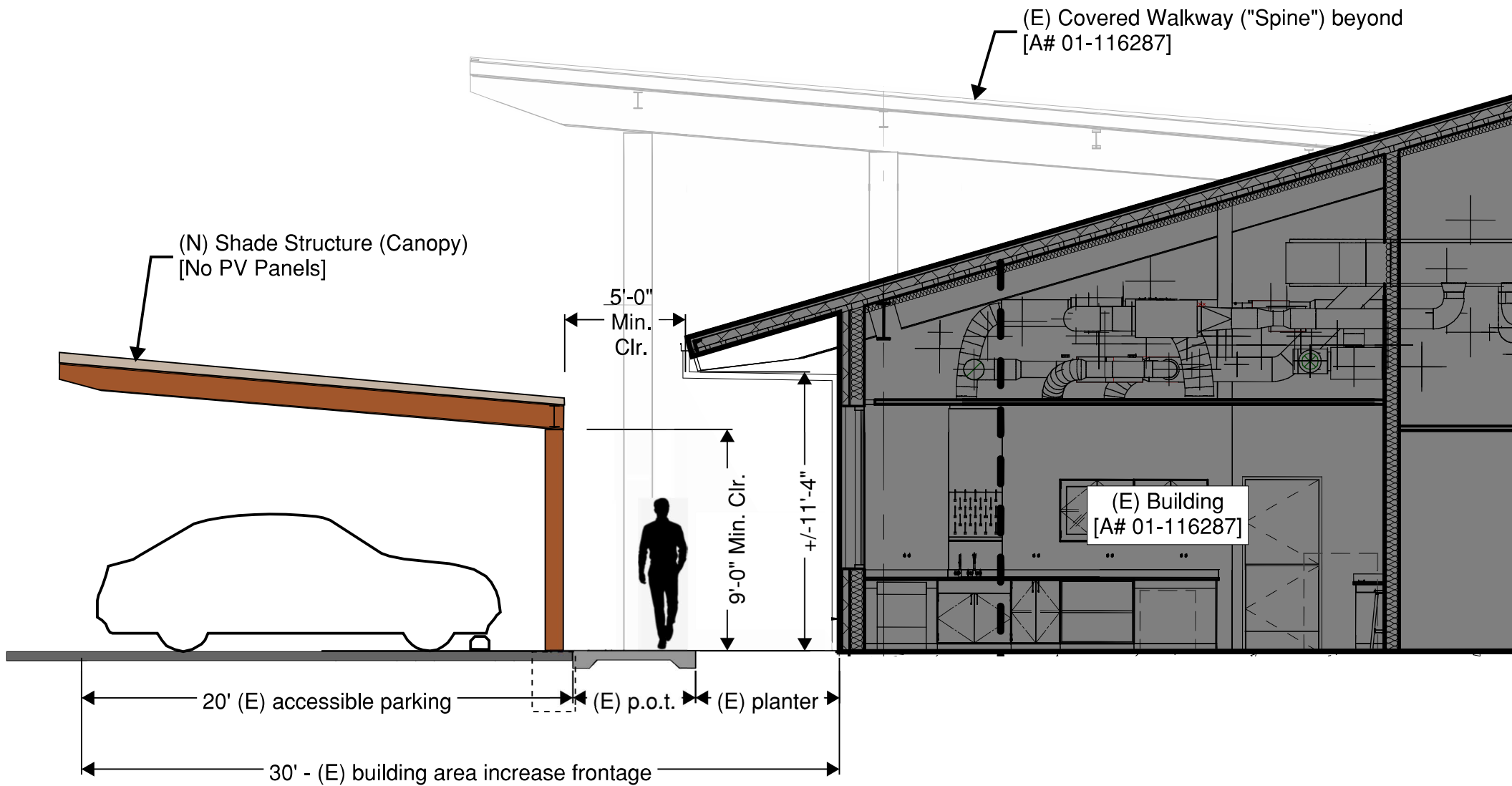


Exhibit 2: Conceptual Section

LMC Brentwood Center
New PV Canopy Accessible Parking Improvements

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5856 Doyle Street
Emeryville, California
(510) 899-6400



Exhibit 3: Conceptual Elevation

LMC Brentwood Center
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Figure 1: Campus Main Entrance

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Figure 2: Campus Parking Entrance
("Spine")

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Figure 3: Covered Walkway
("Spine")

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Figure 4: Covered Walkway
("Spine")

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END OF ADDENDUM #2 FOR L-4030