

ADDENDUM NO. 3

Date: May 3, 2018

360D – Request for Qualifications & Proposals (RFQ & P) For Science & Math (SM) Building Assessment & IVC Structural Analysis Services

South Orange County Community College District

General-All project documents including contract documents, drawings, and specifications, shall remain unchanged with the exception of those elements added, revised, deleted, or clarified by this addendum.

CONTENTS ADDENDUM ITEMS

INDEX PAGE 1

ITEMS:

3-1 Changes to RFQ & P Documents PAGE 2

3-2 Questions and Answers PAGE 3

3-3 Attachments PAGE 8

3-1 Changes to RFQ & P Documents

3-1.1 Change the **INSTRUCTIONS FOR SUBMITTING QUALIFICATIONS AND PROPOSALS Section, Item No. 9, Professional Fees:**

“Please be advised that the following change applies to requested professional fees for IVC Buildings Scope of Work **ONLY**. Pricing instructions for the Science & Math (SM) Building and the Technology Advanced Science (TAS) Building scope of work remain the same as published in Addendum No. 01, item No. 1-1.5, dated April 23, 2018”.

From:

Irvine Valley College (IVC)

- a. Task 1: Project Initiation
- b. Task 2: Inspection, Research, and Assessment Process
- c. Task 3: Feasibility Study and Final Recommendation Report
- d. IVC – Testing & Inspection Allowance including repairs

Subtotal – IVC:

To:

Irvine Valley College (IVC) Professional Fees:

- 1- **Pricing Option No. 01:** The development of a comprehensive structural assessment and seismic analysis for the **ENTIRE** structure system of four buildings, A300 Building, PE 100 Building, Performing Art Center (PAC), and Student Services Center (SSC), including their existing foundations and slab-on-grade (SOG):
 - a. Task 1: Project Initiation
 - b. Task 2: Inspection, Research, and Assessment Process
 - c. Task 3: Feasibility Study and Final Recommendation Report
 - d. IVC – Testing & Inspection Allowance including repairs
 - e. IVC – District’s Controlled Allowance for potential water intrusion study, (if needed)

Subtotal – IVC:

- 2- **Pricing Option No. 02:** The development of a comprehensive structural assessment and seismic analysis for the structure system of the **IDENTIFIED ROOMS ONLY** inside the four buildings (A300 Building: Room No. 311, PE

RFQ & P for SM Building Assessment & IVC Structural Analysis Services
South Orange Community College District
Addendum No. 3
May 3, 2018

100: Women's & Men's Locker Rooms, Performing Art Center (PAC): Scenery Storage Room No. 121 & Property Storage Room No. 120, and Student Services Center (SSC): Rooms No. 110, and 110A thru 110E), including their existing foundations and slab-on-grade (SOG):

- a. Task 1: Project Initiation
- b. Task 2: Inspection, Research, and Assessment Process
- c. Task 3: Feasibility Study and Final Recommendation Report
- d. IVC – Testing & Inspection Allowance including repairs
- e. IVC – District's Controlled Allowance for potential water intrusion study, (if needed)

Subtotal – IVC:

3-2 Questions and Answers

Q1: Would the district consider extending the deadline for the RFQ & P Submittal by at least one but preferably two weeks?

A1: Pursuant to Addendum No. 1 dated April 23, 2018, the revised deadline for the RFQ & P Submittal is **May 08, 2018 at 2 PM**. This deadline remains the same and there will be no further time extension.

Q2: It is our understanding that we are doing an assessment of the settlement on the four buildings at IVC Campus. Also, the district would like us to provide a proposal for seismic assessment of each of the buildings. Since the buildings are relatively new, especially the Performance Arts Center (PAC) Building, we are proposing to perform a cursory review based on the ASCE 41-13 Tier 1 procedure, which is a checklist based procedure that allows us to assess the buildings quickly to see if there is a potential deficiency.

A2: Pursuant to the scope requirement stipulated in Task 3, Feasibility Study and Final Recommendation Report, under the Services for Irvine Valley College (IVC), Item d., the successful Consultant will be required to make a final recommendation on which approach should be used for observations and findings for a seismic evaluation of the existing buildings. The suggested ASCE 41-13 Tier 1 procedure is one of the proposed evaluation approaches.

- Q3: We are unclear with the language in the proposal scope for the IVC buildings. It appears to be very similar to a full comprehensive assessment scope required for the SM Building at Saddleback College. We understand that the scope to be significantly limited to small areas in the buildings and doing a preliminary seismic assessment:
- A3: The primary objective for the IVC Buildings scope of work is indicated in the Overview paragraph under the Services for Irvine Valley College (IVC) Scope of Work in the RFQ & P document dated April 09, 2018, including the exact location inside each building. However, the process on how to perform the required scope of work and the associated deliverables is further explained in each Task listed under the same section of the RFQ & P. Provide two pricing options pursuant to requirement of item No. 3-1.1 listed in this addendum.
- Q4: Under the IVC Buildings scope of work, page #19, Task 2, Inspection, Research, and Assessment Process, Item a, it states “The inspection team will include, at a minimum, an architect, structural and civil engineer”. As we understand that there is no scope for an architect or a civil engineer on the IVC campus scope. Why is it requiring us to have these members in the team?
- A4: Pursuant to the RFQ & P requirement listed in item No. 4, Experience, under the Instructions for Submitting Qualifications and Proposals Section, page #26, the proposed team must be led by a California State licensed Architect and/or Structural Engineer to oversee all services. Thus, it is the proposer’s responsibility to determine what type of professional services will be required to perform the tasks stipulated in the RFQ & P at both colleges.
- Q5: Under the IVC Buildings scope of work, page #19, Task 2, Inspection, Research, and Assessment Process, Item a, it states “With this information, consultant shall create a database that will generate an accurate projection of building structural component lifespans and repair/replacement cost data for up to 30 years. The consultant will utilize processes that eliminate variability and produce accurate facility information”. This almost appears to be not relevant to the IVC Buildings scope. All we are doing is looking at particular areas of each building and not performing a full survey of the building. Please clarify.

RFQ & P for SM Building Assessment & IVC Structural Analysis Services
South Orange Community College District
Addendum No. 3
May 3, 2018

A5: The District is concerned over the potential of systemic issues that may be causing the signs of building distress beyond the identified locations inside each of the IVC Buildings. As such, provide two pricing options pursuant to requirement of item No. 3-1.1 listed in this addendum.

Q6: Under the IVC Buildings scope of work, page #21, Task 2, Inspection, Research, and Assessment Process, Item k, it states "Identify and categorize building and building systems deficiencies, including:

(1) Those that, upon failure, will prove harmful to persons or property or disrupt college operations for extended periods.

(2) Those that, upon failure, can be remediated but may temporarily disrupt college operations.

(3) Those that, are unlikely to fail but do not meet current code requirements

(4) Those that, may be reused if reconditioned

(5) Those that are in good condition and will require no additional work for continued operations."

As defined by the scope of work, the areas of investigation is limited to structural deficiencies caused by settlement. This is likely not a code issue but a foundation issue. We are unclear on why the district is asking for these items.

A6: Without performing a comprehensive seismic analysis, including the appropriate testing process, full examination of the As-Built conditions, and the original buildings design, it is not feasible at this point to predict whether the distress is contributed to foundation issues or a non-compliant code item.

Q7: Under the IVC Buildings scope of work, page #21, Task 2, Inspection, Research, and Assessment Process, Item m, it states "Evaluate compliance and identify all non-compliant items with California Code of Regulations, Title 24 including structural system." Since we are only reviewing the structural system of the buildings and not performing a Title 24 review. Please confirm that title 24 evaluation is not required.

A7: Correct. Title 24 evaluation is not required for IVC Buildings as part of this scope of work.

Q8: Under the IVC Buildings scope of work, page #22, Task 3, Feasibility Study and Final Recommendation Report, it states "Based upon comments and

RFQ & P for SM Building Assessment & IVC Structural Analysis Services
South Orange Community College District
Addendum No. 3
May 3, 2018

- information received through Task 1& 2, a condition score matrix is to be assigned to each inspected system or component providing sufficient detail to permit subsequent judgments and decisions. Data shall be collected using a written inspection form format or by keying data directly into an electronic device. Digital photographs and/or videos are to be used to support the inspections process and taken in sufficient quantity to adequately illustrate the inspection team evaluation. All collected data is to be uploaded into Bluebeam®, or a similar program previous approved by the district, so data to be easily referenced to the associated locations.” This language appears to be more relevant for a full condition assessment not a limited settlement investigation. Can the district provide some additional clarification on what would be required from the successful Consultant in this phase?
- A8: This language provides guidelines to the successful Consultant on how the District is anticipating to receive the consultant’s final findings and recommendation required under Task No. 3. For IVC Building scope of services, this would apply to the required comprehensive seismic analysis of the Structural Systems only and not any other building systems.
- Q9: Under the IVC Buildings scope of work, page #23, Task 3, Feasibility Study and Final Recommendation Report, Item e:, it states “If signs of water damages observed in any of the referenced buildings, a water intrusion investigation study will be required to identify sources of water and moisture entering or negatively acting upon the building and the paths of entry into the building and building materials.” If we understand correctly, we are doing a structural assessment of the foundation settlement. The water intrusion study is not in our scope. This scope is more appropriate for a full condition assessment. Can the district provide some additional clarification on what would be required from the successful Consultant in this task?
- A9: As stated in the RFQ & P scope of work, if signs of water intrusion determined by the successful Consultant as one of the contributing factors that may be causing the building foundation and/or the slab-on-grade settlement and cracks, then the District will direct the successful Consultant to perform a water intrusion study in order to identify the source of leaks and recommend the appropriate repair measures. Since this scope is contingent upon the findings of the successful Consultant, provide an allowance line item for the Potential Water Intrusion Study for IVC Building. Refer to the two pricing options requirement indicated on item No. 3-1.1 of this addendum.

Q10: Under the IVC Buildings scope of work, page #23, Task 3, Feasibility Study and Final Recommendation Report, Item f, it states “A complete feasibility study for a comprehensive structural modernization of the existing buildings. This should include, but not limited to, recommended design options with a detailed cost estimate for a full code compliance, DSA approved, like-new condition that meets current trends and expectations of a higher education campus instructional facility. Feasibility study must examine whether the renovation costs equal 75% or more of the cost for a new building. Feasibility study to identify any specialty consultants, professional services, agency fees, permits, or other potential soft costs that may be associated with any recommended modernization effort. Define the various levels, as follows, and provide a recommendation for the appropriate modernization effort:

- (1) Cosmetic
- (2) Seismic retrofit
- (3) Reconfiguration/Renovation.
- (4) Complete demolition and new construction”.

This does not appear to be consistent with the scope of the effort to review the settlement conditions in localized areas. This scope is more relevant to a full condition assessment. Please clarify.

A10: IVC Buildings feasibility study should be focused around the final finds and recommendations related to the structural system modernization and repairs only. The process and the anticipated outcome by such study is stipulated in Task 3, Feasibility Study and Final Recommendation Report, Item f. For pricing options, refer to requirement indicated on item No. 3-1.1 in this addendum.

Q11: We understand the District has added the full assessment of the TAS Building as part of this RFQ & P. The scope language is virtually identical to the one for SM Building. We intent not to develop a separate scope document for the TAS building but use the same scope for both buildings. Please confirm if this is an appropriate approach.

A11: It is the proposer’s responsibility on how to identify the best approach in response to the requirement of this RFQ & P. Keep in mind that the requested comprehensive evaluation study for the TAS Building must take into consideration the Existing Technology & Applied Science (TAS) Building DSA Approved Drawings dated December 3rd, 2014. Refer to TAS Building scope requirement indicated in Addendum No. 1 dated April 23, 2018.

3-3 Attachments

- 3-3.1.1 Sign-in sheet for Technology & Applied Science (TAS) Building Non-Mandatory Site Visit dated April 26, 2018.

South Orange County Community College District

Non-Mandatory Site Visit at Technology & Advanced Science (TAS) Building

RFQ &P for SM Building Assessment & IVC Structural Analysis Services

Bid No. 360D

Sign-In Sheet

04/26/2018 at 2:00 PM

PLEASE PRINT CLEARLY

No.	Name	Company Name	Address	Phone No.	Email Address
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