



South Orange County Community College District

RFQ&P No. 2776-2021: Architectural Services

Campus-wide Lighting Upgrades and Library Improvements at Irvine Valley College

Addendum No. One (1)

February 5, 2021

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Note:

All documents remain unchanged except section or parts added to, revised, deleted and/or clarified by this Addendum.

1. Proposal Form E: Fee and Rate Proposal has been replaced in its entirety through this Addendum. The Revised Proposal Form E: Fee and Rate Proposal is attached to this Addendum. Firms are required to provide pricing for BOTH projects.
2. The responses to the Request for Information submitted by the deadline of 5:00 PM on November 30, 2020, as well as the responses to the questions asked during the optional pre-proposal meeting on December 4, 2020 are shown below:

Q1: Why is the lighting upgrade in the same RFQ as the library improvements? It seems if they were separate you could have electrical engineering firms act as prime for the lighting work.

A1: It is simply the District's preference to structure the RFQ&P this way.

Q2: Is there an interested vendors list for this project?

A2: There is not an interested vendor list.

Q3: Does SOCCCD have a list of preferred vendors or approved architects that you can share?

A3: SOCCCD does not have preferred vendors or approved architects.

Q4: Can we get access to a concept plan for the library upgrades?

A4: Here is a link to the site plan, some images, and one potential general layout:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJJrhpl4gna?dl=0>

The basic outdoor concept at this point is a large decorative concrete patio enclosed by a short stem wall and wrought iron fencing above that. Beyond the fencing a non-accessible landscape barrier would be ideal. Within the patio should be sufficient, mixed, seating types for some level of social distancing and enough power and lighting nearby for productivity. A large canopy, or canopies, is envisioned to provide shade at the end of the day, and possible support for lighting and power. Near the entry/exit doors vending and coffee service has been discussed.

Within the library are basic restroom upgrades, casework, and possibly some storefront assembly to create partitioned spaces.

Q5: Can we get a site plan of the library that includes the outdoor space to be upgraded?

A5: Here is a link to the site plan, some images, and one potential general layout:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJJrhpl4gna?dl=0>

Q6: Do the exact forms included in the RFP need to be included as provided or can they be recreated in a different format while still answering all questions?

A6: The forms included with the RFQ&P can be recreated so long as they are reproduced verbatim and in the same order.

Q7: Will the courtyard shade structure need to be DSA approved?

A7: All aspects of the Library project will need to be DSA approved.

Q8: Will the lighting upgrade as-builts be provided in PDF, CAD, or Revit format?

A8: Existing drawings provided for reference will be provided in PDF format (typically scanned).

Q9: Are these projects planned to be awarded to one firm or multiple firms?

A9: The intent is to award both projects to one firm, however the District reserves the right to award each project to a separate firm if deemed in the best interest of the District.

Q10: Are shades to be horizontal or vertical on the courtyard shade structure?

A10: IVC is open to suggestions regarding the type of shade structure that would be most appropriate for the exterior Library space. That said, an open steel free standing structure with retractable, horizontal fabric shades has been discussed favorably.

Q11: Is the shade structure to be attached to the building?

A11: It is likely that the shade structure should be free-standing and away from the building to provide the benefit of blocking the sun. If there is a benefit to attaching the structure to the building that option can be discussed.

Q12: Is Site and Parking Lighting to be included in building lighting upgrade scope?

A12: Site and parking lot lighting is not currently part of the scope of this project.

Q13: Will a survey be completed by a separate team or should it be included in scope for buildings where as-builts are not accurate?

A13: A survey of every lighted space will need to be completed by the successful firm for the lighting upgrades project.

A civil survey will need to be completed by the successful firm at the exterior of the Library project as no survey of this area exists. Firms should ensure that survey is covered in their fees.

Q14: Can you provide us with a current list of campus standard light fixtures?

A14: Because several new buildings are currently in design, and the lighting upgrades effort is campus wide, the successful firm will help to establish campus lighting standards.

Q15: Are the drawings for the lighting upgrade and the library upgrade to be produced in Autocad?

A15: This project will not require that AutoCad files are delivered to the District. PDF files are sufficient for our use.

Q16: Are the design packages for the lighting upgrade and the library upgrade to be separately submitted to DSA?

A16: The lighting upgrade project and Library project will be discrete projects in every way and will be submitted to DSA separately.

Q17: Does the Irvine Valley College have any open application with DSA which will have to be closed?

A17: Aside from active projects IVC has no open applications with DSA.

Q18: Does the Irvine Valley College have purchase agreements with specific manufacturers of lighting fixtures and controls?

A18: IVC does not purchase agreements in place with specific manufacturers for lighting or controls.

Q19: What is the total square footage of the buildings which are included in the campus-wide lighting upgrade?

A19: Please see the "Map with SF" file at this link:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJrhpl4gna?dl=0>

Q20: Is the fire alarm modification part of the library upgrade scope? Was the fire alarm system in the library updated?

A20: The fire alarm in the Library has not been upgraded since the original construction in the early 1990s. Fire alarm work will only be part of this project if DSA requires modifications.

Q21: Are as-builts available for all lighting systems (power sources, emergency power, circuiting, controls, etc)?

A21: Most original building drawings are available for review but where modifications have been made over the years information may be missing. In fact, information may be missing from the original drawings as well.

Q22: Are as-builts available for the library upgrade, including the fire alarm system?

A22: Most original building drawings are available for review but where modifications have been made over the years information may be missing. The Library as-built drawings contain a signal plan with fire alarm system and panel identified but not in great detail.

Q23: Are District standards available for drawings and specs?

A23: The District does not have written standards and defers to AIA standards for the production of drawings and specifications.

Q24: The RFQP didn't identify as-builts as a "deliverable" from the architect. Are as-built drawings required? If so, in what format?

A24: Upon completion of the project the contractor is required to deliver hard copy as-builts to the District. Architectural Services include the transfer of that information into an updated PDF of the project drawings for delivery to the District.

Q25: Is there any Criteria for the proximity of the architects office to the Irvine Valley College?

A25: While it is not a requirement, proximity to the project has been shown to be advantageous in the past and is taken into consideration when scoring proposals, but not significantly.

Q26: What is the assumed construction schedule for the Lighting Upgrades? (a) will all the buildings be occupied (and contractor to work off hours)? (b) or a mix of occupied and unoccupied buildings? (c) and are buildings to be phased or can be done simultaneously?

A26: It is planned that the notice to proceed for construction will be issued in June 2022 and the project duration will be 5-6 months. Bidders will likely be asked to bid the project to be completed entirely at night (after 10 pm), however, as schedules change we will likely allow contractors to work during the day in any space that is not occupied (within reason) and ask that they attempt an entire building at a time.

Q27: Can you show a Site Plan of the area?

A27: Here is a link to the site plan, some images, and one potential general layout:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJJrhpl4gna?dl=0>

Q28: Is the Survey paid for by the District or to be included by the design team?

A28: The design team will provide the survey. Please be sure to include civil survey in your fee.

Q29: Will lighting photometrics be required for normal lighting (horizontal & vertical surfaces)?

A29: SOCCCD assumes that no photometric calculations will be required because we are replacing existing lighting with LED equivalents to match or improve lumens in every instance. However, it is unknown if DSA will require photometrics.

Q30: Do you have sf area of each building involved with the lighting upgrade?

A30: Please see the "Map with SF" file at this link:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJJrhpl4gna?dl=0>

Please also refer back to the RFQP scope of work section that generally outlines the extent of work at each of the buildings.

Q31: Is there a chance to walk the site prior to the deadline?

A31: Anyone interested in seeing the site and EXTERIOR buildings may do so on February 10 and 11 from 8 am to 5 pm. You will not be escorted during this time but are welcome to have a look. You MUST be on an access list to be granted access. Please email Parker Davis at pdavis7@ivc.edu the name of every person that will access the campus by noon on February 9.

Q32: Will existing path of egress & safe dispersal area be furnished for emergency photometrics study?

A32: I will provide any safe dispersal area information I can obtain but have not found this information yet. Assume the answer to be, "no."

Q33: is there any anticipation of a stage/event space for the outdoor patio?

A33: During design some consideration should be given to the potential for outdoor gatherings in the outdoor patio space. It is not the primary function of the space but options are valued.

Q34: Will full coverage WIFI extend to the outdoor area?

A34: Yes, it is likely that the IVC IT Department will provide at least one wireless access point but may request that it is included in the design. Hard-wired Cat6 cabling will need to be provided to the proposed coffee cart area.

Q35: Is there an anticipated overall project budget?

A35: The construction cost budget for the Library Project budget is \$700K and the Lighting Project is \$1.3M.

Q36: Based on the answer you just gave that it is possible for District to consider awarding as 2 separate projects, are we to give the fee as two separate fees? On 2 separate FORM Es?

A36: A revised Proposal Form E is attached to this Addendum. All firms must provide individual pricing for each project.

Q37: If the Fire Alarm scope is unknown and indeterminate at this time, are we show fee as an option?

A37: If there is fire alarm scope typically required as part of the basic scope of these projects then an associated fee should be reflected. Any non-standard requests by DSA for fire alarm upgrades will likely be addressed through an add service. Each firm should clearly identify any fee associated with fire alarm work so it can be taken into consideration during evaluation of proposals.

Q38: Is it known at this time that the electrical and data service for the library has spare capacity for the outdoor court improvements?

A38: Firms shall assume that capacity exists within existing systems.

Q39: What transportation (technology?) related changes are anticipated by the team? Are there any interior classroom changes anticipated relative to social distancing or technology?

A39: None that will affect this effort. This is a direct replacement of current fixtures in place.

Q40: Will the list of buildings that have LED fixtures replaced provided along with SF info?

A40: Please see the "Map with SF" file at this link:

<https://www.dropbox.com/sh/rpj2sv926mweqh7/AADPiO-ZKpMtgAhJrhpl4gna?dl=0>

Please also refer back to the RFQP scope of work section that generally outlines the extent of work at each of the buildings.

Q41: Could you provide a link to the shade structure you have described and has preliminary support for use at the patio project

A41: This canopy type from a local college is one type of structure that has been discussed as an acceptable option. We would like to see other options as well that may be a better fit.



Q42: The lighting project appears to be only engineering with little or no architectural. Would it be possible to submit on only the lighting project for engineering firms?

A42: It is the intent of this RFQ&P to hire an architectural firm to provide Architectural Services, ideally for both projects.

Q43: Is the kitchen equipment associated with the coffee servery to be specified by the design team

A43: Architectural Services will not include the selection of any specialty equipment. With some level of design assistance from our current vendor, it is likely that design will include the structure, storage, sinks, plumbing and fixtures, sewer, power, data, and possibly a local water heater.

Q44: Do we expect the coffee/servery to need to go through health department review?

A44: Traditionally, in smaller operations, like a coffee cart, the HD is looking at the operation and not the cart itself. That said, please plan for a potential health department review.

REVISED PROPOSAL FORM E
FEE AND RATE PROPOSAL
***Revised per Addendum No. 1 on February 5, 2021. Firms are required to provide pricing for BOTH projects.**

1. Fees for Project 1: Campus-Wide Lighting Upgrades

The proposed fee schedule shall include fully burdened hourly rates for each title/individual proposed for the work. It is the proposer’s responsibility to understand the complexity of the District as well as the complexity of the proposed work and to submit a not-to-exceed fee accordingly using the form below.

Fees shall be firm and fixed.

Indicate the billable hourly rate and estimated total hours required to fulfill their duties. Such rates shall include all labor, materials, overhead and profit (OH&P), and other direct and indirect costs including incidental travel. Actual contract rates and project fees will be subject to negotiation prior to issuance of any agreement.

Schematic Design Phase	\$	
Design Development Phase	\$	
Construction Document (C/D) Phase	\$	
Bidding Phase	\$	
Construction Phase	\$	
Close Out Phase	\$	
District Controlled Allowance	\$	10,000
TOTAL FEES FOR PROJECT 1:	\$	

2. Rates for Additional Services for Project 1: Campus-Wide Lighting Upgrades

The following rates, which include overhead, administrative cost and profit, shall be utilized in arriving at the fee for Additional Services. The hourly rates reflected below shall be effective as of the date of execution of an Agreement between the District and the Firm.

Service/Discipline	Position/Title	Proposed Hourly Rate
		\$
		\$
		\$
		\$
		\$
		\$
		\$
<i>Duplicate as necessary for ALL services/disciplines, positions/titles and proposed hourly rates.</i>		

3. Fees for Project 2: Library Improvements

The proposed fee schedule shall include fully burdened hourly rates for each title/individual proposed for the work. It is the proposer’s responsibility to understand the complexity of the District as well as the complexity of the proposed work and to submit a not-to-exceed fee accordingly using the form below.

Fees shall be firm and fixed.

Indicate the billable hourly rate and estimated total hours required to fulfill their duties. Such rates shall include all labor, materials, overhead and profit (OH&P), and other direct and indirect costs including incidental travel. Actual contract rates and project fees will be subject to negotiation prior to issuance of any agreement.

Schematic Design Phase	\$	
Design Development Phase	\$	
Construction Document (C/D) Phase	\$	
Bidding Phase	\$	
Construction Phase	\$	
Close Out Phase	\$	
District Controlled Allowance	\$	10,000
TOTAL FEES FOR PROJECT 2:	\$	

4. Rates for Additional Services for Project 2: Library Improvements

The following rates, which include overhead, administrative cost and profit, shall be utilized in arriving at the fee for Additional Services. The hourly rates reflected below shall be effective as of the date of execution of an Agreement between the District and the Firm.

Service/Discipline	Position/Title	Proposed Hourly Rate
		\$
		\$
		\$
		\$
		\$
		\$
		\$
<i>Duplicate as necessary for ALL services/disciplines, positions/titles and proposed hourly rates.</i>		