

ADDENDUM NO. 1

Date: May 10, 2019

for

RFP for Architectural Services for the Saddleback College PE Renovation Project

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.

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1-1 Questions and Answers

Q1: Is the Design team required to provide cost comparisons and economic analysis of multiple proposed mechanical systems?

A1: The District expects the design team to propose mechanical systems that meet the College specifications and represent the best value for the District.

Q2: Does the District require a 3rd Party Commissioning Company to write up and oversee commissioning of the mechanical systems as part of these Design Services or will the District hire a commissioning company?

A2: The District will hire a commissioning consultant.

Q3: Does the District/College have a Mechanical Engineer designing the HVAC control systems for all college projects that will need to be included on the design team or will this service be supplied by the design team?

A3: This service is supplied by the design team.

Q4: What is the total building area of each building undergoing renovation?

A4: PE 100 is 20,549 OGSF. PE 300 is 9049 OGSF.

Q5: In the RFQ, there is a request for an audited P & L statement. Is this requirement necessary?

A5: No financial statements are required to be submitted with this response. They may be required later for the selected firm.

Q6: Under the "Scope of Work" section, there is one cost estimate identified under the design development phase. Does the college require or desire a cost estimate to also be conducted in the Construction Documents phase?

A6: Yes.

Q7: Can you make available as-builts of each building and adjacent site?

A7: No.

Q8: If as-builts are not provided, please advise on the structural system and materials. If the structure is steel, does the roof have joists or beams?

A8: The buildings were built in 1976 with ordinary masonry construction. The roof is wood framed, typically, with 2x12 at 16"OC.

Q9: DSA will ask to see accessible path of travel from nearest ADA parking stalls to the buildings. Please confirm if site ADA work will be required under the scope of services.

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A9: If acceptable by DSA, it is the intention of the District to correct those deficiencies in a separate project. Otherwise, they will be required in this project. That will be determined in a pre-submittal meeting/conversation with DSA.

Q10: Will the college be providing a topographic survey for the site area around the project?

A10: This District can provide this information during the design process if determined necessary.

Q12: Does the scope for this project require additional site utility design and work outside the building or is all the work inside connecting to existing services.

A12: The intent of the project is to connect to existing services.

Q13: For Attachment E, Section 4 are you looking for project sheets or something else?

A13: In the green cells, enter the number of projects of each type. The respondent is only to complete the cells that are the color green.

Q14: Under the "Instructions for Submitting Quals and Proposals" section, item #4 Experience: is the entire section limited to 6 pages? Our entire financial audit is 20 pages itself.

A14: Yes, it is limited to 6 pages. Financial audit not required in this submission.

Q15: Can you please clarify mechanical, electrical and plumbing scope in each building?

A15: PE 300 scope is limited to the men's and women's restroom only. The project will relocate the MEP systems to accommodate the new ADA compliant layout and provide new finishes. PE 100 Scope replaces all rooftop HVAC units. The intention is to re-use existing ductwork, piping, power and control wiring wherever feasible. The Women's locker room is a complete renovation and reconfiguration of the space, connecting to existing MEP distribution wherever feasible.

End of Questions and Answers