



South Orange County Community College District

RFQ&P No. 3272-2021:

Architectural Services for Satellite Coffee Structures and Cafeteria Upgrades

Addendum No. One (1)

May 11, 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. The attendee list for the mandatory pre-proposal meeting held on May 10, 2021 is attached to this Addendum.
2. The responses to the Request for Information submitted by the deadline of 5:00 PM on May 6, 2021 as well as the responses to the questions asked during the mandatory pre-proposal meeting on May 10, 2021 are shown below:

Q1: For the District Controlled Allowance for "Fees for Phase 2 Design and Construction," NTE 10% of hard and soft costs – Do soft costs include all permitting costs, fees, insurance, and inclusive of consultant fees? Are there any other soft costs included?

A1: Should the District decide to move forward with Phase 2 Scope A or Scope B, then the District Controlled allowance will be an amount not to exceed 10% of the Final Negotiated Contract Value for Phase 2 Scope A and/or B.

Q2: Are weekly meetings to be virtual?

A2: Proposers shall assume a hybrid approach to meetings with mandatory site visits during the assessment phase.

Q3: Will there be As-Built floor plans for the existing Cafeterias at IVC and SC available for the bidders?

A3: Yes, however they may not indicate the most current configurations. These plans will be made available via a future addendum.

Q4: Will there be As-Built MEP plans for the existing Cafeterias at IVC and SC available for the bidders?

A4: Yes, however they may not indicate the most current configurations. These plans will be made

available via a future addendum.

Q5: Will there be As-Built kitchen equipment plans and a list of equipment for the existing Cafeterias at IVC and SC available for the bidders?

A5: The list of current equipment shall be provided via a future addendum, however firms shall review and assess all equipment per the scope of services identified in the RFQ&P.

Q6: RFQ&P Document Section 4, paragraph 3) references FinalSOCCCD2020 Facilities Master Plan document. The Executive Summary Project List in the FMP does not include District-wide Satellite Coffee Structures or Cafeteria Upgrades for IVC and SC. Will the District disclose the budget for these items for the RFQ&P bid process?

A6: The construction budget allocation for SC is \$500,000 and the current allocation for IVC is \$500,000 which is inclusive of the satellite coffee structure for ATEP. The budget allocation may change for any of the sites based on the results of the feasibility assessment. However, The \$500,000 allocation for SC and IVC does not include the food services equipment that is scheduled to be part of the two cafeterias.

Q7: According to the FinalSOCCCD2020 Facilities Master Plan document, Page 91, the Student Union Building at IVC which currently houses the Cafeteria will be demolished in early 2025 and replaced by new construction in early 2027. What is the thought process for upgrading/modernizing the existing Cafeteria for the short duration before it is torn down?

A7: It is necessary to upgrade the existing kitchen so that a food operator can provide services. The feasibility assessment shall determine the extent to which the current IVC cafeteria is renovated.

Q8: According to the FinalSOCCCD2020 Facilities Master Plan document, Page 165, new Gateway Building at SC is scheduled to be complete in early 2023. Does this impact College Cafeteria location?

A8: No, it does not impact the location of the current cafeteria.

Q9: In reference to Proposal Form A – “indicate if firm is a small, minority, women and/or disabled veteran business enterprise” - Do you recognize DBE certification from CUCP as small/minority-owned business and certified WBE through WBENC as women-owned business?

A9: Yes, please fill out the form accordingly.

Q10: In the attached sample SOCCCD Architectural Services Agreement, Section 1D, Paragraph a. “The Architect’s Services consist of the followingto produce a reasonably complete and accurate set of construction documents except those engineering services provided by the District” – what is the list of engineering services provided by the District?

A10: The District shall provide geotechnical, surveying, building envelope, and building

commissioning services.

Q11: In the attached sample SOCCCD Architectural Services Agreement, Section 1D, Paragraph b. "The Project shall be designed in accordance with the District's sustainability goals" – what are the District's sustainability goals and are they available in a published format?

A11: The District's sustainability goals are available on the District's website at http://www.socccd.edu/businessservices/bs_facilities_sustainability.html

Q12: In the attached sample SOCCCD Architectural Services Agreement, Section 1D, Paragraph d., please clarify the following text, how does it relate to this RFQP? - "This project does not require submittal to the Division of the State Architect, but will require coordination with County of Orange Parks, Public Works and Building Safety, and possible State of California Department of Fish and Wildlife and any other possible entity having jurisdiction. The Architect will be required to prepare a current environmental assessment to determine the extent of the authorities having jurisdiction for this work."

A12: The District will issue a revised sample agreement as a part of a future addendum to revise this language to reflect the scope of services contemplated in the RFQ&P. The project will require DSA review and approval along with Health department review and approval.

Q13: Is there a minimum of satellite locations required for each campus or it will solely depend on the assessment conducted by the architect?

A13: A minimum of one (1) satellite locations are required for each campus, however the final number and location shall be determined as a result of the feasibility study.

Q14: Proposal requires to present hard and soft cost for proposed options. Is there a list of general contractors that we should be working with?

A14: No. The general contractor will be awarded via a competitive formal bid process.

Q15: For soft cost, is there a specific list of consultants that we should be working with?

A15: No.

Q16: RFP page 15, Phase Scope A item 6. Please elaborate as to what type of "detailed analysis" is required for the options developed.

A16: At minimum, firms shall provide a detailed analysis for all items 1-5 phase 1 scope A Scope of Services.

Q17: Confirm how many interviews & surveys are anticipated as outlined in the following "Conduct an assessment to identify the feasibility of satellite structures to support "grab and go" beverage and food services operation at IVC, SC and ATEP utilizing interviews, surveys, comparisons")

A17: As many as are needed.

Q18: Can you provide SQ FT and existing plans and/or photos of the cafeteria spaces?

A18: Yes, the District will provide this information via a future addendum.

Q19: Does the space remodeling also involve expansion of the existing facilities?

A19: No.

Q20: Will there be any changes to the base building façade or exterior conditions as it relates to the Cafeteria/s upgrades?

A20: No.

Q21: Will there be any requirements for Seismic upgrades?

A21: Only if deemed necessary based on the architect's assessment.

Q22: Is there a due MEP diligent report conducted in the last year or so we you can share or is this that we should include in our proposal?

A22: There is not.

Q23: Does the modernization of the cafeteria(s) require new furniture?

A23: No, this is being handled separately.

Q24: Are the team members of a Joint Venture proposal required to submit an MOU as part of this submittal? Or can the submittal be a "prime" and "consultant" proposal? Or must the teams be legally bound?

A24: The primary architect shall be the AOR and shall manage all subconsultants under the contract.

Q25: We have experience in the design and construction of food service facilities but NOT for higher education clients. Would that disqualify our RFQP?

A25: No.

Q26: Does the district intend to award both Scope A and Scope B to a single firm or would they consider awarding each scope to separate firms?

A26: The District intends to award both scopes to a single firm, however the Districts reserves the discretion to modify this decision.

Q27: Can the district disclose who will be scoring the proposals?

A27: No. However, the committee shall be composed of District and college management, faculty and staff.

Q28: Does the \$500,000 each campus include cafeteria upgrades as well as coffee structures?

A28: The \$500,000 budget allocation for IVC and SC respectively, comprises the construction costs for cafeteria remodel and coffee structures. This amount does not include the food services equipment that is scheduled to be part of the two cafeterias.

Q29: Who is your current Café Operator

A29: There is currently no cafe operator at IVC or SC.

Q30: Can the district share previous Health Department permits on the existing cafeterias for reference?

A30: All available permits for the coffee carts are included as part of this Addendum. The cafeteria permits are unavailable.

Q31: Is there a need for assisting the district in developing a Foodservice Operator RFP to help select a qualified Operator?

A31. No.

Q32: Proposal Form C has a 5-page limit. Can we attach additional pages to show team-wide project experience?

A32: The form is limited to 5 pages. Please include team-wide project experience on the resumes provided with Proposal Form B.

Q33: Does the \$500,000 budgetary benchmark include all Food service equipment or is there a separate budget?

A33: The \$500,000 budgetary benchmark does not include the food services equipment that is scheduled to be part of the two cafeterias.

Q34: Does the \$500K budget include the kiosks or is that supplied by each provider?

A34: The cost of the satellite coffee structures shall be part of the budget, however the determination as to which type of structure and final budget allocation shall be established as a result of the feasibility assessment.

Q35: Are there active aesthetics masterplans we need to follow?

A35: The expectation is that the new satellite coffee structures will integrate aesthetically into each campus.

Q36: Estimated hours and fees in Form E Scope A includes all subconsultants? Or are they part of additional services?

A36: The all-inclusive fees shall include all subconsultant costs.

Q37: Percentage fees for Phase 2 also includes all subs?

A37: Yes. The fees shall be inclusive of all subconsultant costs.

Q38: Do you need all fees broken down?

A38: Firms shall provide the fees broken down in the exact format provided with Proposal Form E.

Q39: Normally food service would be outside of the basic services contract so please clarify whether they are an additional service or part of this scope of services.

A39: Any and all subconsultant costs, including kitchen/food related design services, shall be included in the fees using the Proposal Form E format.

Q40: Does the architect have to list all consultants?

A40: Yes. Proposal Form B requires the resumes for the proposed teams including all subconsultants.

Q41: Will the list of attendees in this meeting shared with everyone?

A41: The attendee list for the mandatory pre-proposal meeting is included with this Addendum.

Q42: Do you anticipate civil or structural engineering work?

A43: The District anticipates both civil and structural engineering work for the satellite coffee locations. There would be no civil engineering required for either of the college cafeterias. Structural engineering scope is anticipated to be minimal for the college cafeterias.

Q44: Do we have access to physically visit the cafeterias during bidding phase?

A44: The District will offer an optional site visit on Thursday, May 13th at the times and locations below. Campus maps are provided as part of this Addendum. All firms are required to RSVP for the optional site visit by emailing purchasing-dept@socccd.edu by no later than Wednesday, May 12th at 2:00pm.

- Saddleback College: 9:00am - park in lot 5 and meet in the quad in front of the SSC building

- Irvine Valley College: 11:00am - park in lot 9 and meet on the South side of the SSC building
- ATEP: Firms are welcome to visit the campus, on their own however only the exterior of the building is accessible at this time.

Q45: What year were the cafeterias constructed? Pre-ADA? Will modernization efforts include ADA upgrades?

A45: The cafeteria at IVC was constructed in 1991. The cafeteria at SC was constructed in 1990. ADA upgrades will need to be evaluated with respect to the kitchen/serving area (not including the dining area).

Q46: Have the cafeteria buildings received ADA upgrades since they were built?

A46: To the best of our knowledge neither of the cafeteria buildings has received any major ADA upgrades.

Q47: When referring to the kitchen, does that include the servery (serving area)?

A47: The kitchen includes the servery, but not the dining area.

Q48: Is there accessible parking in close proximity to the cafeteria bldgs.?

A48: Yes.