



**Compton Community College District
1111 E. Artesia Blvd.
Compton, CA 90221**

DATE: February 27, 2017

TO: All Bidders / Respondents

PROJECT: RFQ NO. CCC-040
Architectural Services for the Student Services/Administration Building

SUBJECT: ADDENDUM #1

The following changes, omissions, and/or additions to the RFQ Documents shall apply to proposals made for and to the execution of the various parts of the work affected thereby, and all other conditions shall remain the same.

Careful note of the Addendum shall be taken by all parties of interest so that the proper allowances may be made in strict accordance with the Addendum

Respondent shall acknowledge receipt of this Addendum in the RFQ response documents. Failure to do so may subject Respondent to disqualification.

1. Modifications to Request for Qualifications and Proposals (“RFQ”).

Insert as new Section 3.4.4.10 of the RFQ:

Tab 10: Architectural Services Agreement Comments. Included with this RFQ as Attachment B is the Architectural Services Agreement. Respondents must thoroughly review the Architectural Services Agreement and must in their respective RFQ Responses identify any term or condition of the Architectural Services Agreement which the Respondent requests modification, by amendment to existing provisions, addition of additional provisions or deletion of existing provisions. Where any requested modification consists of amendments to existing provisions or additional

provisions, the response to this RFQ must set forth the text of the requested amendment or addition. Any Respondent whose RFQ Response does not identify modifications to terms or conditions of the attached Architectural Services Agreement will be deemed to have agreed to all terms and conditions set forth therein. If awarded the Contract, such Respondent must execute the Contract in the form and content attached hereto subject only to elements of such Respondent's RFP Response accepted by the District.

Revise Section 4.4, Interviews, of the RFQ as follows:

Delete "Total time of each interview will not exceed sixty (40) minutes:" and Insert "Total time of each interview will not exceed sixty (60) minutes:"

Changes to questionnaire:

On the Response Questionnaire, replace the phrase "has a current" with the phrase "can provide a" in questions #3.1 and #3.2. (see below)

3.1. The Design Consultant **can provide a** Commercial General Liability policy of insurance with coverage limits of at least Two Million Dollars (\$2,000,000) per occurrence and Four Million Dollars (\$4,000,000) in the aggregate.

- Yes
- No (not qualified)

3.2. The Design Consultant **can provide a** professional liability policy of insurance with coverage limits of at least Two Million Dollars (\$2,000,000) per claim and Four Millions Dollars (\$4,000,000) in the aggregate.

- Yes
- No (not qualified)

2. Modifications to Agreement for Architectural Services (Attachment B).

Revise First Recital of the Agreement as follows:

Delete "WHEREAS, the District anticipates development, design, bidding and construction of a work of improvement on the District's Compton College campus commonly described as Instructional Building #1 ("the Project")." and Insert "WHEREAS, the District anticipates development, design, bidding and construction of a work of improvement on the District's Compton College campus commonly described as Student Services /Administration Building Replacement ("the Project")."

Revise Second Recital of the Agreement as follows:

Delete "WHEREAS, the District has established a budget amount of sixteen million three hundred thirty two thousand four hundred twenty four Dollars (\$16,332,424.00) for the costs to construct the Project ("Construction Budget")." and Insert "WHEREAS,

the District has established a budget amount of twenty million three hundred eighty two thousand four hundred eighty one dollars (\$20,382,481.00) for the costs to construct the Project (“Construction Budget”).”

RFC’s received and responses:

Question #1: There appears to be a conflict between the consultant’s insurance requirements on page 7 of the pdf and those required on pages 40 and 41. Please confirm that the lower ones takes precedence.

Answer #1: Insurance requirements outlined on page 7 section 3.4.4.9 are to be adhered to for respondent and design consultants. Respondent is required to meet insurance requirements per questions 3.1 and 3.2 on page 41 of the RFQ. Design Consultants listed by the Respondent are required to meet the \$1M per occurrence and \$2M aggregate requirements for both questions 3.1 and 3.2 on page 41 of the RFQ.

Question #2: Our per occurrence limit on commercial general liability is \$1M and aggregate \$2M, as opposed to the \$2/\$4 you are requesting. However, we do have umbrella insurance that can make up the difference. Is this acceptable?

Answer #2: Yes – umbrella coverage is acceptable to meet the limits of insurance.

Question #3: Is this project under the jurisdiction of the Compton City Fire Dept. or LA County Fire Dept.?

Answer #3: City of Compton Fire Department

Question #4: Is this project under the jurisdiction of LA County Building Dept. and/or Office of the State Architect?

Answer #4: Division of the State Architect

Question #5: 1.10.4 Test and Inspections (page 13)

Does the District have its own construction inspectors and testing personnel? Or is this part of the Architect's scope of work? Can the answer to my question be found on 6.1. Administration of Construction Contract?

Answer #5: As stated in the Agreement section 1.10.4, the District will provide DSA inspection and special test and inspection services.

Question #6: Does the District have security standards for the campus we must adhere to?

Answer #6: Yes – Stanley security cameras and intrusion detection plus ASSA Abloy high security keying/lock system are the District standard vendors.

Question #7: Will the new Student Services Building and Administration Building security systems report to another building on campus, or remotely off-site?

Answer #7: For the purposes of this RFQ, another building on campus

Question #8: The referenced RFQ only references one cost estimate at 50% working drawings stage – please verify if that is the extent of cost estimating services required.

Answer #8: Yes one cost estimate is required at 50% drawings per the architectural agreement section 4.5.

Question #9: The RFP mentions portions of the campus infrastructure dating back to the 1930's, and increased demand due to new buildings and equipment changes. Is analysis and possible upgrade of existing infrastructure a part of the scope of work of this project?

Answer #9: CCCD recently underwent an infrastructure upgrade to the entire campus.

Question #10: Is preparation of a topographic survey the responsibility of the design team or will the college provide?

Answer #10: There is an existing ALTA survey for the campus. Any other required survey will be the responsibility of the design team.

Question #11: Will this project be a LEED Project. If so what category of certification are you seeking: Bronze; Gold; Platinum?

Answer #11: There is no specific LEED requirement.

Question #12: Please provide the exact location of the new construction; in particular the address.

Answer #12: The address for the campus is 1111 E. Artesia Blvd., Compton, CA 90221. The new Student Services Building will be located just north of the existing Administration Building.

Question #13: Page 3; item 2.2 THE PROJECT notes: The scope of work includes design for a new Student Services Building, demolition of a portion of the existing Administration Building and renovation of that portion of the Administration Building that remains. Please verify that BUILDING A on the Campus Map is the Existing Admin Building to be partially demolished and the balance renovated.

Answer #13: Yes, Building A is the Administration Building.

Question #14: Please provide a drawing indicating which portion of the building will be

demolished.

Answer #14: The Student Services portion of the building will be demolished and those functions moved into the new Student Services building per section 2.2 of the RFQ

Question #15: Please provide the area of the building to be demolished and that which is to be renovated.

Answer #15: Please reference section 2.2 of the RFQ for this information.

Question #16: Will all the MEP systems be renovated/replaced?

Answer #16: The District would look to the Architectural Design team to make a recommendation on this item after review of the existing system.

Question #17: Please indicate on the campus map which direction the college anticipates the new building will be placed.

Answer #17: See link below to the Comprehensive Facilities Master Plan for the campus for a site map showing proposed location of the new building.

<http://district.compton.edu/administration/docs/CCCD-Facilities-Master-Plan-2012.pdf>

Question #18: Will there be any work performed on or along the main entrance or adjacent circulation to the existing circulation corridors.

Answer #18: The new building will need to be connected to the existing circulation corridors and surrounding areas.

Question #19: Will there be any exterior pedestrian plaza's associated with this work.

Answer #19: Include an area equal to 25% of the footprint of the new building and allow for DSA required ADA upgrades.

Question #20: You have requested the services of a surveyor.

- a. ALTA Survey: Are you looking for an ALTA Quality Survey or simply topo, vegetation and boundary.

Answer #20: See answer to question #10.

Question #21: On the table page 7 of the RFQ under the right hand column listing Design Consultant Coverage Limits, you have the requirements a \$1 Million per occurrence / \$2 million aggregate, but on page 41 under Attachment C-1 the insurance requirements for design consultants are stated as \$2/\$4 million. Can you please clarify the specific insurance requirements for each of our team consultants?

Answer #21: See answers to questions #1 and #2 above.

Question #22: Is the full FPP available for this project?

Answer #22: Not at this time.

Question #23: Does the existing Administration building have a sprinkler system?

a. If yes, is the POC for the fire water line in the portion of the building to be renovated?

b. If there is a system, does it comply with the current codes?

Answer #23: The existing Administration Building does not have a sprinkler system.

Question #24: Does the existing Administrative building have a fire alarm and a security system?

a. If so, are the control panels in the portion of the building to remain?

Answer #24: Yes it does. Plan to replace the control panels and all components for both systems with new.

Question #25: Attachment C-1, Design Consultants Qualification Statement. Question 2 at the bottom of page 39 requests “a summary of architectural services provided by the Design Consultant to a California K-12 public school district within the past five (5) years for: (i) scheduled and deferred maintenance, (ii) building equipment/systems repairs, renovations and upgrades; (iii) facilities renovation/modernization; and (iv) capital improvements.” Is it appropriate for design consultants to provide projects that are more relevant than those requested, including projects for California Community colleges (instead of K-12) and new construction and renovation projects?

Answer #25: It is appropriate for architect and design consultants to provide all relevant project experience for Community College and/or K-12 School Districts.

Question #26: Attachment C-1, Design Consultants Qualification Statement. Questions 3.1 and 3.2 request insurance coverage for design consultants higher than those specified on page 7 for design consultants. Please confirm that the design consultant coverage amounts on page 7 are the requested amounts.

Answer #26: See answers to questions #1 and #2 above.

Question #27: Attachment D, Question 2.2. Please clarify what is meant by ‘Architectural Engineering’. Should Question 2.2 be changed to ‘Structural Engineering’, which appears to be missing from the form?

Answer #27: Yes, Question 2.2 should be changed to “Structural Engineering”.

Question #28: According to paragraph 2.4.2 on page 5, a low voltage consultant is within

the scope of services. And according to 4.5 on page 17, a cost estimator is required. However, there is not a place to list these consultants in the Proposal Form (attachment D). Is the respondent required to specify these consultants and include their fees in the fee proposal? If so, where do they get listed? Are they required to submit a Design Consultants Qualification Statement?

Answer #28: Respondent is required to include the costs for these consultants in their fee proposal, they are not required to submit Design Consultant Qualification Statements for these consultants.

Question #29: Paragraph 2.4.2. Typically survey is not a part of basic services. Please confirm if this fee should be included in the proposal.

Answer #29: See answer to question #10.

Question #30: What is the construction type and structural system of the administration building?

Answer #30: The existing Administration Building is wood, stucco and brick construction.

END OF ADDENDUM #1