

South Orange County Community College District
RFQ&P 2105: Architectural and Engineering Services
2 Separate and Independent Projects at Saddleback College

**Project 1: Campus-wide Fire Alarm System, Fire Control Panel Replacement, and Science Building
Smoke Detectors**

Project 2: Swimming Pool Equipment and Refurbishment

ADDENDUM NO. 1

11/09/20

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Purchasing and Contracts Manager

Note:

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

1. The following documents are attached to this Addendum:
 - a. Air Blown Fiber (ABF) as-builts as of October 2015
 - b. Fire Alarm Backbone Architecture as of August 2018
 - c. List of Buildings with Sprinklers
 - d. All Campus Buildings with Square Footage
 - e. List of Firms in Attendance at the Pre-Proposal Meeting on 11/06/20

2. The responses to the Request for Information submitted by the deadline of 5:00 PM on November 4, 2020, as well as the responses to the questions asked during the mandatory pre-proposal meeting at 10:00 AM on November 6, 2020 are shown below:

Q1: Does the project have to have an Architect as a prime or can an Engineer propose as the prime?

A1: Both projects require full DSA submission (structural, access compliance and fire/life/safety to be certified, thus it is preferred to have an Architect submit to ensure all disciplines are properly coordinated.

Q2: Is there any architectural scope for the proposal?

A2: It is possible that based on the valuation of the project that ADA upgrades may be required. The package needs to be submitted to DSA, and will require a complete construction package for DSA review.

Q3: In regards to Proposal Form C. Related Experience and Methodology: Under section 3. Related Experience of the Firm: We have several relevant projects that are currently in construction and have been DSA approved. Will you accept completion of design in this section?

A3: Completed projects are required.

Q4: Under section 3. Related Experience of the Firm: Our proposed project team members have several relevant projects completed at other firms within the last 5 years. May we include these projects in this section?

A4: Yes, however firms shall specifically denote that the proposed team member performed the services with another firm.

Q5: Under section 3. Related Experience of the Firm: Our proposed subconsultant team members have several relevant projects we'd like to include in this section. May we include these projects here?

A5: Yes, however firms shall specifically denote that the proposed subconsultant performed the services with another firm.

Q6: Is there a budget for each project?

A6: Project 1: \$1,500,000
Project 2: \$950,000

Q7: Project 1 Item 4 Scope of Services – Administrative Services paragraph 5 – LEED Gold does not appear to be appropriate for these projects. Please confirm this is not necessary.

A7: LEED Gold standards will not apply to these projects.

Q8: Project Specific Scope of Services Project 1, paragraph 1, Investigation of Existing Fire Alarm Systems: Are there as-builts available for every building? Are there DSA A-numbers for each of the existing fire alarm systems in each building? DSA will require this. Has it been confirmed that all of the existing devices in each building can be reused and are listed for use with the new fire alarm panels?

A8: The existing system is fully functional and all of the components can be reused provided they are compatible with the new system design. The DSA A-numbers will be provided to the selected firm. As part of Addendum No. 1, the District will include the Air Blown Fiber (ABF) as-builts as of October 2015 in PDF format, which do not include the new stadium, tennis center, science building, or revisions to the Child Development Center and public driving range building. The District will also include a schematic of the Fire Alarm Backbone Architecture as of August 2018 as part of Addendum No. 1.

Q9: Component 1: Specific Campus-wide System Replacement, paragraph 1 under Scope of Services: "All additional raceway or conductors required by the new equipment shall be a part of the design." How are we to put a fee to this when we won't know how much additional conduit and wiring is required until we actually design the project?

A9: Documents listed in response A8 should provide the basis for the information requested.

Q10: Component 2 – Complete area detection is required for the Science Building. What is the expectation for the new wiring? Is all of it supposed to be concealed? Can exposed raceway be used? Will we need to include painting and patching in our scope of work?

A10: The building is 95% T-Bar ceiling, surface mounted/exposed raceways will not be acceptable. All wiring shall be concealed unless it is deemed acceptable by the District during the design phase. If any dry cut/patch is required, it shall be included within the design scope.

Q11: Does the District have a preferred manufacturer or District Standard for the Fire Alarm System?

A11: The basis of design shall be Notifier.

Q12: Is the District interested in a Mass Communication / Fire Alarm System?

A12: The District is not interested in a Mass Communication / Fire Alarm System for the panel replacement component of the project. The smoke detector replacement component of the project may be subject to DSA requirements/enhancements to be code compliant.

Q13: Verify the intent of the project is to replace all existing Fire Alarm Control Panels and associated “headend” communication/control equipment only, with all existing field initiating and notification devices to remain, with exceptions of code required modifications.

A13: The panel replacement project component is a replacement in kind project.

Q14: Request identification of quantity of site Buildings and facilities to be involved within project scope for fire monitoring network & FACP upgrades.

A14: The building list is provided as part of Addendum No.1.

Q15: Request quantity of existing Fire Alarm Control Panels to be replaced/upgraded within project scope.

A15: See A14.

Q16: Verify or clarify the project Intent is not the complete upgrade of all initiating and notification devices with the buildings to be involved within project scope upgrades.

A16: Confirmed, this is not a project to upgrade the initiating and notification devices.

Q17: Verify the intent of project is to replace all existing Duct Smoke Detection with Area Smoke Detection coverage within a protected space currently served by the Smoke Duct Detection, with exceptions of code required modifications.

A17: This scope of services is only required for the Science Building.

Q18: Verify or clarify the project Intent is not the complete upgrade of all other initiating and notification devices with the Science Building to be involved within project scope upgrades.

A18: Confirmed, this is not a project to upgrade the initiating and notification devices.

Q19: Is there any chance the diving platform will be abandoned? What is a "vision window" in the pool?

A19: The diving platform will not be abandoned. Per the scope of services identified in the RFQ&P the services for the diving board shall include a structural assessment followed by a recommendation for repairs. The large pool's vision window was removed and infilled about 10 years ago. The vision window appears to have rusting on the structural members/rebar and per the scope of services identified in the RFQ&P, the services for the vision window shall include a structural assessment followed by a recommendation for repairs.

Q20: Is the District Controlled Allowance a maximum fee?

A20: The District Controlled Allowance for each project is set at a Not to Exceed Fee as identified on Proposal Form E Fee and Rate Proposal. See Appendix D Sample Agreement for language related to the terms and conditions for the District Controlled Allowance.

Q21: What is the square footage for the fire alarm project? How many buildings are there in the campus?

A21: The building list will be provided as part of Addendum No.1.

Q22: About how old is the Science Building at Saddleback?

A22: The Science Building at Saddleback is five (5) years old.

Q23: Can a campus site walk be arranged? And if not as an overall group, can we go individually?

A23: The District will be hosting an optional site walk on Thursday November 12, 2020 from 9:00 a.m. to 11:00 a.m. Contractors interested in this site visit are required to RSVP by emailing Louis Sessler at lsessler@saddleback.edu. Further instruction will be given to those who email their RSVP.

Q24: Confirm Proposal Form F and Appendix E are not required submissions in our proposal.

A24: Proposal Form F is a required form and shall be submitted with your firm's proposal. Appendix E is not a required form.

Q25: Will an attendee list of firms for today's meeting be posted for reference?

A25: A list of the firms present at the pre-proposal meeting is attached to this Addendum.

Q26: Given the nature of the project, for the Fire Alarm project, can we waive the cASP consultant and provide for any applicable ACS code compliance by the Architect of Record?

A26: The requirement for the cASP consultant can be waived if the determination has been made that there are no changes to path of travel.

Q27: For Fire Alarm project, per TASK 5, confirm there is no CCCCCO submission.

A27: Confirmed.

Q28: Are the dive board specs available to check structural adequacy?

A28: Yes, the dive board specs will be made available to the awarded firm.

Q29: For the Fire Alarm project, can individual buildings be taken “off-line” during construction phases?

A29: Per the scope of services identified in the RFQ&P, the awarded firm shall develop a design that allows for the existing fire alarm system to remain operational during construction and while modifications are being made. Where and when this becomes impractical, fire watch shall be provided and facilitated by the installing contractor and shall cover all areas of disabled or non-functioning portions of the campus.

Q30: Does the minimum project experience (last 5 years) only count for the AOR, or does the consultant experience count as well?

A31: The five (5) years of relevant experience is required for the proposed team to be assigned to the project.

Q31: For the Fire Alarm project, please confirm which buildings have full fire protection (sprinklers) systems. Please provide a listing of ALL buildings with intended fire alarm scope. And square footage for each building. For the Fire Alarm project, is there an outline schedule?

A31: The “List of Buildings with Sprinklers” is attached to this Addendum. The square footage of the building is included with the “All Campus Buildings with Square Footage” attached to this Addendum.

Q32: It seems most of the proposal forms need to be duplicated if submitting for both projects. Should we duplicate them even if they are identical?

A32: Firms shall submit proposals for both or any one of the two of the projects identified in this RFQ&P. If a firm elects to submit a proposal for both projects, then firms shall **submit two separate proposals** including all required forms/appendices for each of the projects.