

ADDENDUM No. 2
PROJECT: ON-GOING ARCHITECTURAL SERVICES
BID NO.: RFQ No. 2019-100

Notice to Bidders on the Above Project:

This addendum consists of: **Bid Clarifications**

Question #1. May we confirm that the RFQ submittal should NOT include Insurance Certificates (section 3.4.8). It is our understanding that certificates will be provided if “awarded the contract for an assigned project”.

Answer# 1. Insurance certificates do NOT need to be included with your RFQ submittal.

Question#2. Section 2.2.3.1 Are all accurate record drawings going to be available to the selected Architect

Answer#2 Yes, Architect(s) will have access to all available record drawings currently possessed by the District.

Question #3. Section 2.2.3. 12 Will the selected firm be updating existing District standards or creating new District standards from scratch?

Answer#3. Selected firm may be requested to updated existing standards and/or create new District standards based on the needs of each campus.

Question #4. Section 3.4.7.1 (Fee) Will the basic skills facility be considered new construction or a remodel in the eyes of the District.

Answer#4. The “Basic Skills Center” project is classified as s “Type C-Modernization: project by the Chancellor’s Office primarily because of the net change in assignable building square footage resulting from the project as a whole. Since two existing buildings will be completely demolished and a new standalone building will be constructed, this project can be considered “new construction” from the District’s perspective.

Question #5. Can the District provide any Capital Outlay Documents prepared to date to include but not limited to IPP, FPP, or CEQA efforts for proposer review?

Answer#5. Please visit the COS Facilities Department’s “Planning & Construction” website (<https://www.cos.edu/en-us/Facilities/Pages/Planning-%26-Construction.aspx>) to access a copy of the District’s 2020-2024 Five Year Capital Outlay (Construction) Plan. This document provides a brief summary of current IPPs and FPPs under review by the Chancellor’s Office. The District will provide additional details, including all available environmental review documentation, to the proposer if/when the proposer is awarded the contract for an active project.

Question #6. Based on the RFQ, it appears that the work would start at “preliminary Plans” for the Basic Skills project. Does the district have any specific drivers/milestone scheduling items? Should the proposer’s assume a standard timeline to meet Cap Outlay/DOF deadlines?

Answer#6. The “Basic Skills Center” project will be required to meet standard timeline as specified in the most recent JCAF 32 form received from the Chancellor’s Office. The “preliminary planning”

phase will begin in July/August 2019. "Construction" is projected to occur from May 2021 through November 2022.

Question #7. Will Capital Outlay Processing be required by the proposers or does the district have an "In-House" capital outlay funding expert or consultant? If a consulting firm for capital is used by the district may that contact information be made available?

Answer#7. The District will be utilizing "in-house" personnel to fulfill all Capital Outlay funding reporting requirements. The District reserves the right to hire an outside consultant and will share that contact information with the proposer if/when it becomes available.

Question #8. As part of any CEQA processing, are there any issues that are beyond a "Negative Declaration" that could impact schedule or design?

Answer#8. The District is not aware of any such concerns. Should any issues arise, the District will work closely with the Architect to resolve such items in a timely manner under a separate contract specific to the environmental needs of an active project.

Question #9. What will the district's decision-making or consensus process be regarding the projects?

Answer#9. Selection of Architect: For all projects, the Dean of Facilities and District Senior Management will select an Architect from the approved "pool" that will best meet the needs of a specific project based on the outcome of the RFQ process. Depending on the contract value of the work, the District may be required to take such recommendation (including a project-specific contract) to the Board of Trustees for review and approval. Project Design: The Dean of Facilities (or designee) will work closely with the Architect to communicate the detailed needs of each project. This scope will directly reflect the input of staff, faculty and other individuals who are directly impacted by the project. These individuals may also be required to meet with the Architect (and design team) at reasonable milestones throughout each design phase to review progress and make recommendations. Final design decisions will be communicated by the Dean of Facilities with prior approval from District Senior Management (if applicable). Project Implementation: District decisions related to the construction process or adjustments to the contract during construction will be communicated by the Dean of Facilities (or designee) with prior approval from District Senior Management. When applicable, the Dean of Facilities will be responsible for communicating all contractual changes to the District's Board of Trustees for review and approval.

Question #10. What is the intended construction delivery method for the construction of the projects? DB? DBB? CM? CMAR? Other? If a CM I involved, has a CM firm been selected and if so who are they?

Answer#10. The District's preferred construction delivery method is Design-Bid-Build. The District reserves the right to select a different construction delivery method if deemed suitable for a specific active project.

Question #11. Are there any specific phasing or sequencing issues related to the project expected during construction that would extend construction duration longer than 1 year or 18 months?

Answer#11.No.

Question #12. Are there any performance or design associated with any of the work such as Sustainability, LEED rating/certification? Design awards? Student/Community outreach and Inclusion?

Answer#12. The Architect shall be encouraged to implement creative performance or design drivers assuming these features do not negatively impact the specific scope of work and construction cost as approved by the Chancellor's Office. The Architect shall be knowledgeable of all DSA requirements related to sustainability and incorporate such features into projects when applicable. Any sustainability feature "voluntarily" added to a project (not code required) shall be cost effective, agreed upon by the District, and must benefit the overall operations of the facility

with minimal impact on long-term facility maintenance (i.e. preventative/scheduled maintenance needs, routine service agreements, equipment replacements, monitoring, etc.).

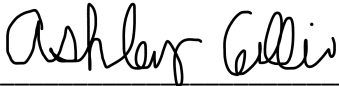
Question #13. What is the District's desired vision of community involvement during the projects? Are there any specific community drivers at this time for the projects?

Answer#13. The District will determine if/when community involvement is required for a specific project. Please note that in every phase of a project, it is essential for all consultants, vendors, and contractors to be cognizant of the close-knit relationship shared by the District, our surrounding neighbors and businesses, and our local communities. The physical design, presence and functionality of our facilities should complement and enrich this bond. Please consider the significance of this relationship and the "high profile" nature of construction projects on each of our campuses.

Question #14. Are there any projects on campus closed **without** Certification that may impact the proposer's work or project schedules?

Answer#14.No.

All other terms and conditions remain the same.



Ashley Collins, Purchasing Manager

6/3/2019

Date