



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

DATE: October 16, 2024
TO: All Bidders
PROJECT: RFP CCC-084
STUDENT HOUSING Re-Bid
SUBJECT: Addendum C

The following changes, omissions, and/or additions to the Project Documents shall apply to bids 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 bid documents. Failure to do so may subject Respondent to disqualification.

1. Changes to Contract Documents:

- 1.1. Replace the "Notice Calling for Bids" document dated September 2024 with the attached Exhibit A "Notice Calling for Bids" dated October 2024. All changes are in red.
- 1.2. Replace the "Special Conditions" document dated July 2024 with the attached Exhibit D "Special Conditions" dated October 2024. All changes are in red.
- 1.3. Replace the previous "Work Plan and Schedule" document with the attached Exhibit E "Work Plan and Schedule". All changes are in red.

2. Changes to Scope

- 2.1. A one (1) acre staging area in lot F will be provided to the General Contractor for staging of modular units only. Duration of staging is not to exceed 7 months. See attached Exhibit B for location of the staging area. The GC will be

responsible for bringing the provided space back to the same condition as it was prior to GC move in to the space. Furthermore, coordination will be needed with the District because of a monthly food giveaway that takes place in lot F.

Attachments:

Exhibit A - Notice Calling for Bids

Exhibit B - Updated Lot F Staging Area Location

Exhibit C- Updated Bid Schedule dated 10/16/2024

Exhibit D- Special Conditions

Exhibit E- Work Plan and Schedule

END OF Addendum C

NOTICE TO PRE-QUALIFIED CONTRACTORS ONLY; CALLING FOR BIDS

DISTRICT	COMPTON COMMUNITY COLLEGE DISTRICT
PROJECT DESCRIPTION	RFP CCC-084 STUDENT HOUSING RE-BID
MANDATORY JOB WALK	Wednesday, September 04, 2024 at 10 AM Meet at the east entrance of Instructional Building 1
LATEST TIME/DATE FOR SUBMISSION OF BID PROPOSALS	2:00 PM Tuesday, October 29, 2024
LOCATION FOR SUBMISSION OF BID PROPOSALS	COMPTON COMMUNITY COLLEGE DISTRICT 1111 East Artesia Boulevard Compton, CA 90221 Building: C-Row, Business Services Office Office/Room: C-34 (Attention: Roy Patterson)
LOCATION FOR OBTAINING BID AND CONTRACT DOCUMENTS	The District's Website: https://www.compton.edu/district/administrative-business-services/bid-proposal-requests.aspx

NOTICE IS HEREBY GIVEN that the above-named California Community College District, through its Board of Trustees ("the District") will accept Bid Proposals for the Contract for **STUDENT HOUSING RE-BID** ("the Work").

1. Pre-Qualified Bidders. The District has completed a Pre-Qualification process and established the Pre-Qualified Bidders deemed qualified to submit a Bid Proposal for the Work. The District will only consider Bid Proposals submitted by a Pre-Qualified Bidder. A Bid Proposal submitted by a Bidder who is not a Pre-Qualified Bidder will be rejected by the District for non-responsiveness.
2. Pre-Qualified Prefabricated Volumetric Modular Manufacturer and Deep Soil Mixing Subcontractors. The District has completed a Pre-Qualification process for the following first tier Subcontractors ("Pre-Qualified Subcontractors"):

Volumetric Modular Manufacturer: Licensed as a modular manufacturer of new multi-family housing units by the California Department of Housing and Community Development preferred.

Deep Soil Mixing: A – General Engineering Contractor or a C-61/D-30 Limited Specialty/Pile Driving, Pressure Foundation Jacking Contractor

The list and contact information for Pre-Qualified Subcontractors are available at: <https://www.compton.edu/district/administrative-business-services/bid-proposal-requests.aspx> ("Pre-Qualified Subcontractors List"). Subcontractors identified in the Subcontractors List for the Volumetric Modular Manufacturer and Deep Soiling Mixing scopes of Work must be on the Pre-Qualified Subcontractors List. ***The listing of a Volumetric Modular Manufacturer or Deep Soiling Mixing Subcontractor in the Subcontractors List who is not on the Pre-Qualified Subcontractors List will result in rejection of the Bid Proposal for non-responsiveness.***

3. Submittal of Bid Proposals. All Bid Proposals shall be submitted on forms furnished by the District at or prior to the date and time set forth above.
4. Bid and Contract Documents. The Bid and Contract Documents can be obtained at: <https://www.compton.edu/district/administrative-business-services/bid-proposal-requests.aspx>. Bid and Contract Documents will be available after Wednesday, August 28, 2024. While the Bid and Contract Documents may be available through other Planrooms or sites, the District does not guarantee the authenticity or completeness of the Bid and Contract Documents obtained from

Exhibit B





COMPTON COLLEGE STUDENT HOUSING

10/16/2024

**Compton College Student Housing
Bidding Timeline**

**June to December
2024**

June 2024						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2024						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

6/28/24	Advertise Pre-Qual(s) (1 of 2)
7/5/24	Advertise Pre-Qual(s) (2 of 2)
7/9/24	Pre-Qual(s) Zoom Call Mandatory
7/16/24	V.E Progress Update with HPI
7/16/24	Pre-Qual(s) Inquiry Deadline
8/7/24	Completion of VE documents by HPI (8-Weeks)
8/8/24	Pre-Qual(s) Applications Due
8/26/24	Invitation to Bid Sent Out
8/28/24	Documents Uploaded By
9/4/24	Mandatory Jobwalk @ 10am
9/6/24	Sign-in Sheet Distributed
9/20/24	Inquiry Deadline
10/8/24	Upload Addendum(s) / Inquiry Responses
10/29/24	Bid's Due at 2:00pm
10/29/24	Bid Opening Starts at 2:00 pm
10/30/24	Upload Bid Results
10/30/24	Bid Recommendation
10/30/24	NOI Issued
11/6/24	GC Deadline to Sign Contract
11/19/24	BOT Contract Approval (Unless Special Board Meeting Occurs)
11/19/24	Potential Groundbreaking Ceremony at 4:00 pm
11/20/24	NTP Issued
11/21/24	Start Construction
11/22/24	Submit Construction Schedule
11/25/24	Bid Security Return
12/3/24	Submit Schedule of Values
1/9/27	Student Move-in Date

SPECIAL CONDITIONS

1. Application of Special Conditions. These Special Conditions form a part of the Contract Documents for the Work generally described as: **STUDENT HOUSING**
2. Liquidated Damages. The per diem rate of Liquidated Damages for delayed Substantial Completion, delayed submission of Submittals and delayed completion of Punchlist shall be as set forth herein.
 - 2.1. Delayed Substantial Completion. If Substantial Completion is not achieved within **855** days after commencement date of contact time established in the NTP, the Contractor shall be liable to the District for Liquidated Damages from the date of expiration of the Contract Time to the date that the Contractor achieves Substantial Completion of the Work at the per diem rate of Five Thousand Dollars (\$ 5,000.00).
 - 2.2. Delayed Submission of Submittals. If the Contractor fails to submit a Submittal in accordance with the Submittal Schedule, the Contractor shall be liable to the District for Liquidated Damages for each delayed Submittal at the per diem rate of Five Hundred Dollars (\$ 500.00) from the date that such Submittal was due to be submitted pursuant to the Submittal Schedule and the date that the Contractor actually submits the Submittal to the Architect.
 - 2.3. Delayed Punchlist Completion. If the Contractor fails to complete Punchlist within the time established pursuant to the Contract Documents, the Contractor shall be liable to the District for Liquidated Damages from the date established for completion of Punchlist until the date that all Punchlist is actually completed at the per diem rate of Five Thousand Dollars (\$ 5,000.00).
 - 2.4. Surety Liability. Subject only to limitations established by the penal sum of the Performance Bond, the Surety issuing the Performance Bond shall be liable to the District for Liquidated Damages due from the Contractor.
3. Construction Manager. The Construction Manager is Gafcon, Inc. / Volz Company
4. District Furnished Drawings and Specifications. Pursuant to Article 2.1.3 of the General Conditions, the District will furnish to the Contractor for use solely and exclusively in connection with performance of the Work zero (-0-) printed copies of the Drawings and Specifications. Additional copies of the Drawings and Specifications may be reproduced by the Contractor at its cost and expense
5. Hours and Days of Work at the Site.
 - 5.1. Work Hours/Days. Subject to limitations set forth elsewhere in the Contract Documents and below, the hours/days of Work at the Site are: 7am – 5pm Mondays through Fridays, 8:00am – 5:00pm on Saturday. No work on holidays and Sundays without approval from the District with a minimum of 72 hour notice.
 - 5.2. Limitations on Work Hours/Days. Work activities at the Site will be limited or prohibited on days: (i) devoted to student testing or when testing of students may be adversely affected by Work activities at the Site; or (ii) when other special events or functions are scheduled. The Contractor shall familiarize itself with District activities at the Site to avoid Work activity interferences or disturbances to such District activities. The Contractor's Construction Schedule shall take into account the District activities which limit or preclude Work activities at the Site.
6. Contractor Personnel Parking. Personnel of the Contractor, Subcontractors and others performing Work at the Site will be allowed to park, with a valid District parking permit, in the parking spaces



COMPTON COMMUNITY COLLEGE DISTRICT
1111 E. Artesia Blvd
Compton, California 90221
(310) 900-1600

Student Housing

Work Plan and Milestone Schedule

Task Name	Finish Date
Pre-bid Mandatory Job Walk:	09/04/2024 @ 10:00 AM
Bid Opening:	10/29/2024 @ 2:00 PM
Notice of Intent to Award:	10/30/2024
Board Approval	11/19/2024
Anticipated Issuance of Notice to Proceed	11/20/2024
Anticipated Commencement Date of Contract Time:	11/21/2024
Contract Time for Substantial Construction Completion:	855 days after commencement date of Contract Time established in the NTP.
Punchlist/Closeout completion:	915 days after commencement date of Contract Time established in the NTP.