



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

DATE: March 19, 2019
TO: All Bidders
PROJECT: RFQ CCC-044
AOR SERVICES FOR MULTIPLE BUILDING RENOVATION PROJECTS AND VOCATIONAL TECHNOLOGY/MATH SCIENCE BUILDING AS-BUILTS
SUBJECT: ADDENDUM #1

The following changes, omissions, and/or additions to the Project 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.

1. RFC Questions and Answers:

Questions and Answers spreadsheet attached to this addendum

2. DSA 301P Letters:

DSA 301P letters indicating outstanding items required for certification for both the Math-Science Building A#-03-69120 and the Vo-Tech Building A#03-61817 are attached for reference.

3. Modifications to Request for Qualifications and Proposals:

3.A 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 Compton Community College District ADDENDUM #1 RFQ No.CCC-040 Architectural Services for Student Services/Admin. Building 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.

3.B 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."

3.C 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 Respondent **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 Respondent **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)

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

END OF ADDENDUM #1

Attachments:

- Questions & Answers Spreadsheet (6 pages)
- DSA 301-P letter Math-Science Building (2 pages)
- DSA 301-P letter Vo-Tech Building (2 pages)

RFC	Question	Reference Document	Answer
1	Is the District accepting qualifications/proposals for complete teams (Architect, Civil, Structural, MEP, etc.) or can we as a structural engineering firm submit on our own?	N/A	The responses should be from an Architectural firm that includes all design consultants as outlined in the RFQ document.
2	Do you have an Environmental Consulting Company that you are working with? Do you have a pre-qualification process? If so, when would you be looking for new suppliers?	N/A	The District will issue a separate RFQ for Environmental Services for these projects.
3	Given multiple buildings scope of work, will more than one A/E firm be hired for the project?	N/A	The District's intention is to award the contract to one qualified architectural firm for all of the listed projects.
4	Section 3.4.4.3 - This requirement may make it difficult for qualified small businesses and or medium size to qualify/participate. Can this be modified to a lower level?	RFQ Section 3.4.4.3	The requirement for section 3.4.4.3 is to remain per the RFQ document.
5	Insurance: Our current liability coverage does not reach the \$2MM per occurrence/ \$4MM aggregate amount as indicated in section 3.4.4.9, however GBA is eligible to receive such coverage should the project be awarded. In our last submittal to Compton CCD (Student Services Building), we included language that stated "can provide" in place of "has" in the relevant section of Attachment C. Would that suffice? Or as another option, we could provide a signed letter from our insurance broker indicating our eligibility for the extended coverage.	RFQ Section 3.4.4.9	Reference item #3.C Changes to Questionnaire in this Addendum #1 document for modifications to this requirement.
6	Financial Statement: We do have a current 2017 Calendar Year financial statement available, however it has not been reviewed by an independent outside CPA. It has been compiled by our in-house accountant Monica Bowden who works for us on an independent contractor basis. Will this be acceptable? Note that this is how we provided our financial statement to Compton CCD in the previous Student Services Building RFQ.	N/A	Yes, this would be acceptable.

7	Referring to Section 3.4.4.4, it is our interpretation that "relevant project experience" may include both relevant experience by the Respondent firm's Team Personnel while employed by the Respondent's firm AND relevant prior experience by the Respondent firm's Team Personnel while employed by a prior firm. Can the District please confirm this to be correct?	RFQ Section 3.4.4.4	Relevant project experience by the firm and project team members are both acceptable.
8	Are the costs listed in section 2.1 for each building strictly hard Construction Costs or do they include soft costs?	RFQ Section 2.1	The numbers provided are total project costs and include soft costs.
9	Will the original documents for the building be provided in AutoCAD, Revit or PDF format?	N/A	Some of the original building documents are available in CAD format but most of them are only available in PDF format. The successful firm will be provided access to all documents the District has available.
10	Will the College approve separating out the time required to obtain DSA certification as an hourly fee?	N/A	No. Costs for As-built requirements by DSA for certification of previous projects should be included in the base percentage.
11	What is the fiscal year basis of your project estimates? If they are to estimated mid-point of construction, what is that date? Will the selected firm be provided a copy of the District's detailed estimate for each building?	N/A	There are no detailed construction estimates for the projects at this time.
12	Is Landscape design included in each of the buildings and have the Campus standards been recently updated?	N/A	The renovations may require some construction at the entrances to each building which could include some survey, civil site work and possible landscape design. This should be included in the proposals. The District has recently updated the Campus Standard for landscape design. The successful firm will be provided with that information.
13	Please describe what is to be included in each requested deliverable percentage (i.e. 75% Working Drawings)?	Attachment B; Architectural Services Agreement	Please see the Attachment B; Architectural Services Agreement that was included with the RFQ for expectations and requirements for each phase of design.
14	At what phase(s) and how many Constructability Reviews will be anticipated?	Attachment B; Architectural Services Agreement	Please reference the Attachment B; Architectural Services Agreement section 4.4 for constructability review requirements.
15	Will the College provide the DSA list of Requirements for Certification for each uncertified project?	DSA-301P letters (included as attachments to this addendum for reference)	DSA 301-P letters for both the Math Science/MIS Building project and the Vo-Tech Building are included in this Addendum #1.

16	Will the College provide a detailed ground survey around each building to confirm site accessibility?	N/A	No. Survey around each building and at entrances to each building are to be included in this RFQ response.
17	MIS Building Renovation: Regarding the "As-Built" drawings and Closeout for DSA Certification for the building, if a portion of the building needs to be de-constructed in order to observe the construction, will the College provide a contractor and cover the cost for the investigative work?	N/A	Yes, Once the scope has been determined (if any) there will be a separate contract with the District for a contractor to do any de-construction to provide access to as-built condition and patch back. The successful firm will be expected to provide the scope of work for any de-construction required.
18	Vo-Tech Building: A. Is there an existing design program for the Cosmetology department or is developing a program a part of the design scope?	N/A	There is an existing design program for the Cosmetology department. Review and possible revision of the program will be part of the design scope.
19	Vo-Tech Building: B. Is backfilling the Cosmetology department's current location a part of the design scope?	N/A	No. Remodel of existing Cosmetology buildings located in Tartar Village is part of the scope for the Math Science Renovation project.
20	Vo-Tech Building: C. Please elaborate on the meaning of "expansion of the space for the HVAC program".	N/A	Review and revision of the existing program will be part of the design scope.
21	Vo-Tech Building: D. Does "Complete renovation of existing heating and air conditioning system" include new HVAC equipment and new ductwork or just new HVAC equipment?	N/A	Complete renovation of existing HVAC system means new equipment, ductwork and grilles.
22	Abel Sykes CDC: A. Does "Complete renovation of existing heating and air conditioning system" include new HVAC equipment and new ductwork or just new HVAC equipment?	N/A	Complete renovation of existing HVAC system means new equipment, ductwork and grilles.
23	Math-Science Building Renovation: A. Does "Complete renovation of existing heating and air conditioning system" include new HVAC equipment and new ductwork or just new HVAC equipment?	N/A	Complete renovation of existing HVAC system means new equipment, ductwork and grilles.
24	Math-Science Building Renovation: B. Regarding the "As-Built" drawings for the building, if a portion of the building needs to be de-constructed in order to observe the construction, will the College provide a contractor and cover the cost for the investigative work?	N/A	Yes - Once the scope has been determined (if any) there will be a separate contract with the District for a contractor to do any de-construction to provide access to as-built condition and patch back. The successful firm will be expected to provide the scope of work for any de-construction required.

25	Sun Shelters: A. Since there is no current fee or program for the Sun Shelters, will the fee for the future scope be considered an Additional Service to the Base Contract?	N/A	The scope for the sun shelters should be included in the base contract for the architectural services. The fee is to be a fixed fee percentage of construction cost the same as the other projects.
26	Sun Shelters: B. Will the successful A/E team be involved in the locating and programming of the Sun Shelter units?	N/A	Yes, the successful firm will be involved in the locating and design of the Sun Shelter units.
27	MIS Bldg & Math-Science Bldg Renovations: Does the district have shop drawings/submittals/drawings (or any other type of documentation) available for the deferred approval items (curtain walls, metal panel soffit, storefront, observatory dome) that will need to be documented with as-builts for DSA approval as part of this RFQ?	N/A	There are some as-builts and some original documents available and they will be provided to the successful firm.
28	Are Structural, Electrical, Mechanical, Plumbing drawings/as-builts available for the existing buildings? Will existing drawings/as-builts be available for the central plant?	N/A	There are some as-builts and some original documents available and they will be provided to the successful firm. The Central Plant project drawings/as-builts will also be provided.
29	Is the existing site utilities plan indicating chilled water distribution and gas piping available?	N/A	Yes, there is an existing site plan showing the chilled water pipe distribution. Some of the gas piping is documented on as-builts and some gas piping is not.
30	Will the campus design standards be provided to the design team, including materials and manufacturers?	N/A	The District is in the process of developing District Standards. Those items that have a District Standard will be provided to the successful firm.
31	We presume the campus standard Climatec Controls are to be used in the design. Please confirm.	N/A	Confirmed.
32	What kind of Science Lab will the Math -Science Building utilize: a. Teaching math lab? B. Chemical lab?	N/A	Review and revision of the existing program will be part of the design scope.
33	Will the sprinkler systems design be covered by the performance spec or will it be a complete design?	N/A	Sprinkler system design should be complete and included with the A/E firm scope.

34	Per Section 2.1 of the RFP, the scope includes multiple building types with various scopes of work and corresponding values. Section 3.4.4.5 asks that respondents complete the Proposal form incorporated as Attachment D. However, the single blank to fill in as "Percent of Approved Construction Cost" does not recognize the variety of possible projects enumerated in Section 2.1, nor does it recognize that for at least one scope of work, no budget has yet been established. How should we respond?	RFQ Section 2.1 RFQ Section 3.4.4.5	The cost proposal should be filled out with a percentage. That percentage will be used to calculate the fee for each individual project as the approved construction budgets are determined and assigned for each project. The master contract will indicate a fixed fee percentage only - not a dollar amount.
35	Can the District please provide square footages of the areas to be remodeled and/or expanded for the Vo-Tech Building Renovation, Abel Skyes Child Development Center Renovation, and Math-Science Building Renovation, similar to what was provided for the MIS Building Renovation?	N/A	Currently the building square footages are as follows: Vo-Tech Building is 72,757 square feet. Math Science is 37,350 square feet. Abel Sykes CDC is 13,000 square feet.
36	Are the architectural firm(s) that were previously involved in the Facilities and/or Comprehensive Master Planning efforts precluded from serving as your architect for this project?	N/A	No, all Architectural firms are welcome to respond to this RFQ.
37	In Section 2.3.2 of the RFQ/P, a list of design disciplines within the scope of architectural services is included. This list does not match the "Design Consultants" included in Attachment D, Section 2 (2.1-2.6). Can/should the Respondent add sections, as needed, to Attachment D in order to provide information about the employees of our Design Consultants for the additional disciplines (i.e. Structural Engineering) as listed in section 2.3.2? Or, should we limit Design Consultants included in Attachment D to those you have specified?	RFQ Section 2.3.2 Attachment D, Section 2 (2.1-2.6)	Please include Structural Engineering in Attachment D and any other engineering or design consultant that will be part of your team.

38	<p>Regards to the District’s Evaluation Criteria, item 4.3.5, will the District also consider Respondent’s experience with California K-12 public school district projects in evaluating our prior experience and success in establishing effective working relationships (i.e. this experience does not have to be only within “the setting of a higher education institution”)? This question is also posed in light of the Attachment D requirement within subsection 2, Prior Experience, that Respondent provide a summary of ALL architectural services provided “to a California community college district and/or a California K-12 public school district with the past ten (10) years.”</p>	RFQ Section 4.3.5	<p>The District will consider all of the Respondent's experience with higher education and California K-12 public schools.</p>
39	<p>The question is regarding tab one and two under RFQ Response Contents (Page 7, section 3.4.4.1 and 3441.2). For these sections, is the District asking for attachments only (Attachment C and C-1)? Or, is it ok to include a written statement plus attachments?</p>	RFQ Section 3.4.4.1	<p>The Attachment C and C-1 Qualification Statements are required and it is okay to include a written statement plus the attachments.</p>



301-P

NOTIFICATION OF REQUIREMENTS FOR CERTIFICATION

POSTED NOTICE

School District/Owner: COMPTON COMMUNITY COLLEGE DISTRICT	DSA File #: 19-C1
Project Name/School: COMPTON COMMUNITY COLLEGE	DSA App. #: 69120
Date of Notification: 12/29/2016	Number of Pages 2
Scope: Constr. of C.R. Bldg., Greenhouse Bldg., Print Shop Bldg. & Observatory Bldg.	

The completed construction of a school building project is required to be certified for compliance with Title 24, California Code of Regulations as to the safety of design and construction. For the purpose of certification, the Division of the State Architect (DSA) considers a school building project to be complete when the essential systems and components affecting the Structural, Fire Life Safety and Accessibility portions of the project are, or should be, in place. Occupied projects are considered to be complete. DSA records indicate the referenced project is occupied, in use, or complete and is not certified.

Actions must be taken by the District and/or their design/construction team before DSA can certify the project. Document submittal and responses must be made using response form DSA-302. For more information, see DSA procedure PR 13-02. Both documents may be found on the DSA website at: <http://www.dgs.ca.gov/Resources/pubs.aspx#policies>

If you have any questions, please contact DSA Los Angeles Regional Office at: (213) 897-3995.

REQUIREMENTS FOR CERTIFICATION

1.	<p>FINAL VERIFIED REPORTS - <i>Individuals responsible for the design and observation, construction, fabrication, inspection and testing of the work must submit reports stating that the constructed work is complete and in compliance with the approved construction documents.</i></p> <ul style="list-style-type: none"> • DSA-6 PI for remaining scope of work.
2.	<p>CONSTRUCTION DOCUMENTS - <i>All construction documents and changes to the construction documents which modify the structural, fire/life safety and accessibility systems and components of the work must be approved by DSA.</i></p> <p>The following required Construction Documents have not been received:</p> <p>Deferred Approvals – Curtain Walls, Metal Panel Soffit, Store Front and Observatory Dome</p> <p>DSA 6 A/E and DSA-6 PI Final Verified Reports must be signed and dated after approval and field verification that construction is compliant with approved construction documents.</p>
3.	<p>CONSTRUCTION OF REQUIRED SCOPE - <i>All systems and components, as defined in the approved construction documents, which affect structural, fire/life safety and accessibility must be verified as complete.</i></p> <p>Unresolved. The DSA-6 PI Final Verified Report from the Project Inspector has not been received or accepted. This report attests that all required scope has been constructed.</p>

4.	<p>CONSTRUCTION COMPLIANCE - <i>All systems and components of the structural, fire/life safety and accessibility scope of work must be verified as compliant with the approved construction documents.</i></p> <p>Unresolved. The DSA-6 PI Final Verified Report from the Project Inspector has not been received or accepted. This report attests that all required scope is in compliance with approved construction documents.</p>
5.	<p>REQUIRED FEES - <i>All required fees must be paid.</i></p> <p>Reconciliation of final fees cannot be performed by DSA due to:</p> <ul style="list-style-type: none">• Unconstructed Required Scope• Non-compliant Constructed Scope



301-P

NOTIFICATION OF REQUIREMENTS FOR CERTIFICATION

POSTED NOTICE

School District/Owner: COMPTON COMMUNITY COLLEGE DISTRICT	DSA File #: 19-C1
Project Name/School: COMPTON COMMUNITY COLLEGE	DSA App. #: 61817
Date of Notification: 12/29/2016	Number of Pages 2
Scope: Constr.of Shop Bldg, C.R. Bldg., Thermal Energy Storage Tank and Steam Cleaning Bldg.	

The completed construction of a school building project is required to be certified for compliance with Title 24, California Code of Regulations as to the safety of design and construction. For the purpose of certification, the Division of the State Architect (DSA) considers a school building project to be complete when the essential systems and components affecting the Structural, Fire Life Safety and Accessibility portions of the project are, or should be, in place. Occupied projects are considered to be complete. DSA records indicate the referenced project is occupied, in use, or complete and is not certified.

Actions must be taken by the District and/or their design/construction team before DSA can certify the project. Document submittal and responses must be made using response form DSA-302. For more information, see DSA procedure PR 13-02. Both documents may be found on the DSA website at: <http://www.dgs.ca.gov/Resources/pubs.aspx#policies>

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REQUIREMENTS FOR CERTIFICATION	
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2.	<p>CONSTRUCTION DOCUMENTS - <i>All construction documents and changes to the construction documents which modify the structural, fire/life safety and accessibility systems and components of the work must be approved by DSA.</i></p> <p>The following required Construction Documents have not been received:</p> <p>Skylight – Deferred Approval</p> <p>DSA 6 A/E and DSA-6 PI Final Verified Reports must be signed and dated after approval and field verification that construction is compliant with approved construction documents.</p>
3.	<p>CONSTRUCTION OF REQUIRED SCOPE - <i>All systems and components, as defined in the approved construction documents, which affect structural, fire/life safety and accessibility must be verified as complete.</i></p> <p>Unresolved. The DSA-6 PI Final Verified Report from the Project Inspector has not been received or accepted. This report attests that all required scope has been constructed.</p>

<p>4.</p>	<p>CONSTRUCTION COMPLIANCE - <i>All systems and components of the structural, fire/life safety and accessibility scope of work must be verified as compliant with the approved construction documents.</i></p> <p>Unresolved. The DSA-6 PI Final Verified Report from the Project Inspector has not been received or accepted. This report attests that all required scope is in compliance with approved construction documents.</p>
<p>5.</p>	<p>REQUIRED FEES - <i>All required fees must be paid.</i></p> <p>Reconciliation of final fees cannot be performed by DSA due to:</p> <ul style="list-style-type: none">• Unconstructed Required Scope• Non-compliant Constructed Scope