Date: October 28, 2011

ADDENDUM No. 12

RFP 11-12/01 Merritt College Science & Allied Health Center

This Addendum modifies the original RFP Documents for the above RFP. Acknowledge receipt of this addendum in the space provided on the PROPOSAL FORM, 1.05. Failure to do so may subject Bidder to disqualification.

1. Will calculations and analysis models, including structural and energy modeling, prepared by the bridging documents team be made available for use by the winning design-build team so as to make the process of completing the design more efficient and thereby reduce design costs?

   Response: Structural calculations are preliminary only, used to develop the bridging documents and will not be provided. Electronic copies of other materials developed for the Bridging Set will be made available to the selected Design-Builder. Typical qualifications regarding use of conceptual design/materials prepared by others apply.

2. We need clarification for the seismic coefficients. The soils report says:
   1. Site class C and Ss=1.97g and S1=0.77g Fa=1.0 and Fv=1.3 from Mapped Values.
   2. Site specific Value: Sds=1.87g (Sm=2.8g) and Sd1=0.8g (Sm1=1.2g)

   For example, considering Sds=2/3*Fa*Ss=1.313g from Mapped values, site specific value Sds is much higher than Mapped value. Soils report also mentions that seismic design category is C and in our opinion, it should be SDC E.

   Thus, if we use site specific values for special RC frame design, there would be much bigger member sizes in order to meet code drift requirements because frames are much flexible since story heights are 18ft or 16ft (beams as well have 30-40ft large span).

   When we use Sds and Sd1 from Mapped values (Soils report recommends not mapped values but site specific values for design). Our preliminary analysis shows that most of beams & columns will be special RC moment frames in order to meet the drift requirements using beams (18”x36”) and columns (30”x30” or 36”x36”).

   Response: SDC = E is appropriate. Site specific values are appropriate. Both are noted in the Narrative and both were used to develop the structural design in the bridging documents. If an alternate structural system is proposed, it must be fully coordinated volumetrically and otherwise with the rest of the design.
3. Please consider this email as an RFI for the smoke containment systems on the above listed project. For this project could you please provide the locations and the quantity of the smoke containment systems? I don’t believe that I have seen them identified on the plans. Thanks in advance.

Response: Smoke containment systems and components will be determined by the Design-Builder.

4. With regard to the page limit, please confirm whether the following items count toward this limit:
   - Document 00 4316 Bond Form (1pg)
   - Document 00 4519 Non-Collusion Affidavit (1pg)
   - Letter from Surety (18+pgs)
   - Letter Confirming Qualifications (1pg)
   - Document 00 4333 Schedule of Major Equipment and Materials (1+pgs)

Response: Previously addressed in Addendum 11 item #2. Items listed above satisfy requirements for minimum qualification compliance and are not weighted factors.

5. Due to the structure of a design/build team, there are a minimum of ten (10) resumes required to illustrate the necessary staff. Will the team resumes count toward the page limit?

Response: Yes

6. With regard to the page limit, and per your response in Addendum No. 7, please clarify if we may submit 40-sheets (front and back), equaling 80-pages of information OR if we are to submit 20-sheets (front and back), equaling 40-pages of information. This may seem like a minor question however it greatly affects how we respond to the RFP.

Response: Question addressed in Addendum #11 item #4. Submit 40-sheets (front and back), equaling 80-pages of information

7. The planting legend on sheet L-003 is lacking information. Habitat Planting Area 1 – 4 do not have “on center” spacing provided. The other planting areas on the legend do provide this information.

Response: Please note that the limits to base-bid site development

For the Habitat Planting areas, please assume the following spacing as basis of bids.

Area 1, 30” O.C. shrub spacing

Area 2, 18” O.C. shrub spacing

Area 3, 18” O.C. shrub spacing

Area 4, 30” O.C. shrub spacing
Added Clarifications for proposals:

For Front “Porch” planting, add to legend: “Use 36” O.C. shrub spacing”

For Terrace & Interior planting, add to legend: “Use 12” O.C. shrub spacing.”

(Campus Interior Landscape refers to plan area to the plan south of building where accessible ramp occurs. The legend hatch may not exactly match the plan hatch.

8. The structural foundation plans call out typical footing and grade beam sizes with schedule references (e.g. grade beam GB2.0, footing F8) but these schedules have not been provided. Are these foundation schedules available? Have these foundation sizes been coordinated with the allowable bearing pressures given in the Structural Basis of Design Narrative? In the structural modeling to determine moment frame member sizes, was the flexural flexibility of the grade beams accounted for in the lateral drift of the moment frames that they support?

Response: The foundation shown in the bridging documents is conceptual only. The proposed design shall meet the requirements of the geotechnical report and building structural requirements. The proposed design may vary from the concept foundation design.

9. Section 12 61 00 – Swing Away Seat and Table Systems - Part 2-Products - C. Product Description

Response: Please note that “Fixed Audience Seating” described in Section 12 61 00 is provided only as part of the Add Alternate to complete construction of the Shell Space. The Swing Away Seat and Table System is located at the 2nd Floor Tiered Classroom. The responses to questions in this category are provided to confirm or establish a level of quality for the installation.

9.1. Table Top: All optional table surfaces are listed. We request clarification on what table top surface should be provided for this project. We do not recommend a wood veneer table top surface due to durability concerns. Typically a laminate surface material is provided for this type of installation however a solid surface material is also available at an upcharge.

9.1.1. Please confirm whether wood veneer, solid surface, or laminate should be provided for the table top surface.

Response: Please provide plastic laminate surface.

9.1.2. Please provide specific component finish selections for the option selected above.

Response: to be selected from manufacturer’s standard finishes, approved by the District.
9.2. Table Top: All optional table edge finishes are listed. We request clarification on what table edge detail should be provided for this project. Typically a vinyl t-mold edge detail is selected.

9.2.1. Please confirm whether a vinyl t-mold (black, tan, gray), armor edge (self edge-black, indigo, slate, dove grey, plum) or solid hardwood (advise species and finish) should be provided for the table edge detail.

Response: Please provide vinyl t-mold.

9.2.2. Please provide specific component finish selections for the option selected above.

Response: provide manufacturer’s standard color to match laminate top.

9.3. Table Top core material shall also be available as FSC certified/formaldehyde free substrate. Please confirm if table top core material shall be FSC certified/formaldehyde free.

Response: Minimum certification at LEED Gold level is a project requirement. Compliance with applicable criteria is the responsibility of the Design-Build. (e.g. use of materials containing urea-formaldehydes is prohibited, FSC certification may be optional for this application.)

9.4. Alternate Construction: MDF core material is available as an upcharge for table top and modesty panel construction in lieu of the standard particleboard core material. Please confirm if a MDF core material should be provided or if the standard particleboard core is acceptable.

Response: standard core materials meeting criteria for LEED certification are acceptable.

9.5. Modesty Panels: All optional modesty panel types are listed. Modesty panel construction of wood veneer, laminate, or steel are available. Edge detail selection would be required if wood veneer or laminate panel types are selected.

9.5.1. Please confirm type of construction requested for the modesty panels (wood veneer surfaced, laminate surfaced, or steel construction).

Response: Please provide plastic laminate.

9.5.2. Please confirm whether a vinyl t-mold (black, tan, gray), armor edge (self edge-black, indigo, slate, dove grey, plum) or solid hardwood (advise species and finish) should be provided for the table edge detail if a wood veneer or laminate modesty panel is selected.

Response: Please provide vinyl t-mold.

9.5.3. Steel modesty panels (If requested) are constructed of 14 gage steel with ¾” hems on the edges. These are offered as 1) plain 2) perforated 3) dimpled panels in either a straight or curved non-continuous configuration. These steel modesty panels are offered in a variety of colors.

Response: Steel modesty panels are not required.

9.6. Seat Specifications: All available seat shell types are listed.
9.6.1. Please confirm type of seat shell desired for this project (a. Meridian, b. SII, c. Rialto, d. Apollo, e. Eclipse. Response: “Meridian” Shell, upholstered with 1” foam seat and 1” back, with standard “Clarin” textured vinyl covering or equal products by selected manufacturer.

9.6.2. If fabric is requested to be provided on the seat shell, please confirm fabric mill, pattern, and color to be provided. If a fabric mill has not been selected, please provide a cost per yard allowance to be used for the fabric.

Response: NA

9.6.3. If fabric is selected; please confirm if California Technical Bulletin 133 will be required.

Response: NA

9.7. Pedestal Base Plate Structure: Standard pedestal construction and an optional oval pedestal construction is listed. Please confirm type of pedestal construction to provided for this project (Standard or Oval Pedestal).

Response: Please provide standard pedestals.

9.8. Seat Mechanism: An optional Height Adjustable Seat Mechanism is available at an upcharge from the standard seat mechanism. Please confirm if the optional Height Adjustable Seat Mechanism should be provided or if the standard seat mechanism will be acceptable. Please provide standard seat mechanism.

Response: Please provide standard height adjustable seat mechanism.

9.9. Seat Mechanism: An optional 360 degree seat swivel is available. Please confirm if a 360 degree seat swivel option is required.

Response: 360 degree swivel is not required.

9.10. Power and Data: Three options (Mini-Port, Sphere, and Mini-Tap) for power and data are noted in this section. If power and data is required for this project, one of these components must be selected. Please confirm if power and data is required for the product and the type of power and data component to provide.

Response: Integral power and data are not required.

9.11. Upon review of the plan sheets and electrical sheets, we could not determine where the Swing Away Seat and Table System shall be located. Please confirm room location for Swing Away Seat and Table Systems product.

Response: Please see the response at the beginning of this section, identifying Fixed Audience Seating as a component of an Add Alternate.
10. There is not a spec section for automatic transfer switches. Is one to be provided?

*Response:* An automatic transfer switch is to be provided per Specification Section 26 3213, 1.5 B. Recommended transfer switch to be rated for 480V, 4-pole, as manufactured by ASCO, Russ Electric, Caterpillar, or Cummins. Please note that completion of the electrical design is by the design-build contractor. Not all electrical equipment may be shown on Bridging Documents.

11. The electrical service to the project site is not clearly defined.

The MEP Basis of Design Report (Div 26, Section 2.01) indicates:

We are to utilize the existing breaker in Sub-Station C currently serving Building A for the new building. We are to provide a new 2000A feeder from Sub-Station C to the new building. We are to provide a new (smaller) breaker for Building A (and I assume we move the Bldg A feeder from the old breaker to the new one).

The Program Document (Section 3.9) indicates:

Building A is served by a 500A sub-station, with 277/480 & 120/208V services. It also indicates the equipment is in need of replacement. The drawing in Section 3.9 shows the Bldg A main switchboard and indicates it is served from Sub-Station C (Sub-Station C location not indicated).

11.1. Can we get the campus record Power 1-Line drawings showing Sub-Station C and Building A service?

*Response:* Record Documents of the campus are available and may be reviewed at the Peralta Community College District offices.

11.2. Do we need to replace any equipment associated with Building A?

*Response:* No improvements are known to be required for Building A and should not be assumed for the purposes of the proposal.

12. The MEP Basis of Design Report (Div 26, Section 4.01) indicates the generator is existing. Please confirm this is a typo.

*Response:* Please delete the word “existing”. The generator is new as established by the first sentence of Section 4.01.

13. The MEP Basis of Design Report (Div 26, Section 4.05) indicates the code-required loads are to be connected to the emergency power system (including fire alarm - a 120V load). The Power 1-Line (E-501) shows these loads being served from ATS-1. But, ATS-1 has only a 277/480V panel. We assume a transformer and 120/208V panel needs to be added to this branch. Please confirm.
Response: Please provide transformer and 120/208V panelboard. Please note that completion of the electrical design is by the design-build contractor. Not all electrical equipment may be shown on Bridging Documents.

14. There are two, differing versions of this matrix (one in the Program and one in the specs). Also, much of the info on the Matrix is also on the drawings, with some conflicts. Please confirm which document is to take priority.

Response: This question does not indicate a specific matrix or point of reference but is assumed to be in regard to building systems as depicted in the Program Basis of Design. The Program was provided for supplementary informational purposes only. The technical Specifications issued with Bridging Documents prevail.

15. Please confirm that the design build team is to perform a turn-key A.V., Fire Alarm, & Security system.

Response: Audio-Visual (AV) installation is limited to infrastructure only, with equipment provided and installed by the District. Fire Alarm and Security Systems design is by Design-Build contractor, complying with applicable codes and the provisions of Division 28 of the Bridging Document Technical Specifications.

16. At the 2nd floor level, there are discontinuous moment frame columns on grid 9 where the moment frame is offset from grid 9 above to grid 10 below. Has this discontinuous frame configuration been discussed with DSA in a preliminary meeting and has DSA, in concept, accepted it’s use on this project?

Response: Please note that DSA review of Bridging Documents was preliminary only. Specific building features and systems components were not evaluated.

17. The Structural Basis of Design Narrative notes that the building is Occupancy Category III (sections 4.4 and 5.2). In section 8.5, the allowable story drift is noted as 0.025 x the story height. Per Table 12.12-1 of ASCE 7-05, the allowable story drift for “structures, other than masonry shear wall structures, 4 stories or less with interior walls, partitions, ceilings, and exterior wall systems that have been designed to accommodate the story drifts” in Occupancy Category III is 0.020 x the story height, which does not match the stated design criteria. Please clarify which is correct, the stated Occupancy Category III or the stated allowable story drift. If the building is Occupancy Category III, please confirm if the moment frame member sizes as shown on the bridging documents will meet the code-required 0.020 story drift ratio.

Response: An interstory drift ratio of 0.020 is appropriate and was used to develop the bridging document structural design. The designation of .025 was a typo in the bridging documents narrative.

18. Section 8.7 of the Structural Basis of Design Narrative states that both interior and exterior members are typically to be primed to protect them from corrosion. However, fire-proofing of steel will preclude the prime painting of most interior steel. Please confirm that prime painting of interior steel is not a project requirement.

Response: Prime painting of interior steel at spray on fireproofing surfaces is not required.
19. In section 3.6 of the Structural Basis of Design Narrative, the roof is stated to require a 1-hour fire-resistance. The following paragraph states that an approved sprinkler system may be substituted for a 1-hour rating and that the building will be fully sprinklered. Does the roof still require 1-hour fire-resistance rated construction?

*Response:* Please delete reference to this proposed substitution. Preliminary code analysis as noted on Drawing A-010 assumes that the building will require both 1-hour fire protection of the roof and an approved sprinkler system throughout.

20. Please confirm all classroom modular furniture (including Add Alternate for Shelled Spaces) is to be excluded from our proposal.

*Response:* All Classroom Modular Furniture is furnished and installed by Owner

21. If classroom modular furniture is furnished and installed by owner, which rooms (if any) does Specification Section 12 61 00 – Fixed Audience Seating (i.e. Swing Away Seat and Table Systems) apply to this project?

*Response:* Fixed Audience Seating, Section 12 61 00 is provided only as part of the Add Alternate to complete construction of the Shell Space. Please see response to Question 9 above.

All other terms and conditions of RFP No. 11-12/01 to remain the same.