February 25, 2013

ADDENDUM No. 2
RFI Bid No.: 12-13/15
Laney College Building Efficiency For A Sustainable Tomorrow (B.E.S.T.) and for Various Sites

This Addendum modifies the original Bid Documents for RFI Bid No. 12-13/15. Acknowledge receipt of this addendum in the space provided on the BID FORM. Failure to do so may subject Bidder to disqualification.

1. As far as the three types of surveys requested go, do you want a team that provides all of the services (geotechnical/environmental, topography, utility survey) or can firms propose on just one of the services? We provide geotechnical/environmental services but do not provide site and utility surveys

Response: The District is seeking one team that will be held accountable to provide all the survey work requested in this RFI.

2. This RFI is requesting various “surveys” for the project, but in Section I, Project Overview, it says that the work is to provide consulting services for architectural interior work, select furniture, fixtures and equipment, and coordinate specifications for bidding. Is this correct?

Response: The statement requesting consulting services for architectural interior work, select furniture, fixtures and equipment is an error. Please ignore. The District is seeking licensed professionals to provide survey work.

3. Are there any preliminary plans outlining the size of the structure? In order to comply with DSA we need to follow their guidelines when determining the number of subsurface exploratory borings and their criteria is based on the square footage of the proposed structure.

Response: The square footage and additional information has been posted to the District website.

4. In the Selection Criteria Table, Page 6, Item 2 of the criteria is “vendor’s experience in providing real estate consulting services”. Is this correct?

Response: The statement requesting consulting services for real estate is an error. Please ignore.

5. Is there a Project Architect on board yet?

Response: Yes. The District has hired Flad Architects as the Architect of Record.

6. This is related to my previous question. We will need to inform a surveyor the extent of their survey. Is there a site plan indicating the area that the college would like to have surveyed?

Response: Yes. Additional information is being provided and posted on the District website.
7. Does the college want a permanent groundwater monitoring to determine the groundwater levels or will determining the groundwater level? Is the college concerned about contaminated groundwater?

Response: There has not been any report of groundwater contamination where this project will be deployed. Stormwater issues will be addressed during the project. This survey should also help determine the liquefaction of the area. Permanent groundwater monitoring is not part of this request for proposal.

8. We are a certified small business, but located in Marin County. To be considered a local small business do we need to be based out of Oakland or do we have to be located within a certain range?

Response: For a firm to qualify for an SLBE or SELBE preference, the firm (not the employee) must reside in one of the six cities the District serves. The six cities are: Albany, Alameda, Berkeley, Emeryville, Oakland, and Piedmont. These six cities are considered our market area. A firm can have multiple office locations, but to qualify for a preference, one office must reside in one of these six cities and the annual gross revenue of the firm must be less than $3 million.

9. Will you award contracts to separate firms for the separate phases of the work? For instance, we are interested in providing the geotechnical engineering and Phase I ESA portions of the work, but would not propose to do the site surveying portion.

Response: This contract will be awarded to one firm that will be held responsible for the work that needs to be done.

11. In order to prepare a scope and fee for the geotechnical engineering report, we need to know at a minimum the square footage of the ground floor/building footprint. This is necessary to determine the number of borings required to satisfy the Division of the State Architect and the California Geologic Survey requirements for completion of Geologic Hazards Investigations and Geotechnical Engineering Reports for schools. It would also be useful to know the number of stories and if the building will be of wood framed, metal framed, concrete or masonry construction (if this is known at this time).

Response: Please find the answers to your questions in the information provided.

12. Should we assume that we must provide all information regarding geologic hazards to satisfy CGS Note 48? Or is there an existing approved geologic hazards report for the site?

Response: There is not an existing geologic hazard report. All reports and documentation must meet all DSA and state regulatory agency requirements that govern the Peralta Community College District and other Community Colleges.

13. Can the site be accessed by truck mounted drilling equipment during normal business hours? The tennis courts would not be available for use while the subsurface investigation is being performed.

Response: All drilling must be scheduled in advance in order to minimize the disruption to the campus. Weekend and swing shift hours will be taken into consideration.