

**PERALTA COMMUNITY COLLEGE DISTRICT  
DESIGN-BUILD SERVICES  
2118 MILVIA STREET EXPANSION PROJECT  
BERKELEY CITY COLLEGE**

**ADDENDA**

**RFP No. 20-21/06**

**Peralta Community College District  
East 8th Street Oakland, CA 94606**

January 21, 2020

**ADDENDUM No. 2**

This addendum supersedes items of the original contract documents wherein it is inconsistent with it. All other conditions remain unchanged. The following changes, modifications, corrections, additions or clarifications shall apply to the contract documents and shall be made a part of and subject to all of the requirements thereof as if originally specified or shown. It is the responsibility of the submitter to review the list of attachments to ensure that the addendum is full and complete. This Addendum modifies the original RFP documents.

**Due Date: 2:00PM on Friday, January 29, 2020**  
**(NO CHANGE)**

**Revisions\Corrections to RFP documents**

- 1) Please find attached added or updated documents:
  - a. Added – Appendix E - Specification Section 01 91 00 – Commissioning.
  - b. Added – Appendix I – Attachment # 13 – 2021 Board Approval Schedule.
  - c. Updated - 1 – Request for Proposal (RFP # 20\_21\_06) 2118 Milvia Street Project with **BLUE** updates.
  - d. Updated – Appendix A – Project Description and Scope of Services with **BLUE** updates.
  - e. Updated – Appendix C – Form of Agreement DBE 2118 Milvia Street Project with **BLUE** updates.
  - f. Updated – Exhibit C – Proposal Form with **BLUE** updates.

**Questions and Answers**

- 1) Question # 1:
  - a. Question: Discount Rate - What is your minimum acceptable interest rate of return on funds you invest, not including the general rate of inflation? (example investments for reference might include; an investment in a campus energy system upgrade, or could be a market investment of donated funds, etc.).
  - b. **Answer: The District does not have this information available at this time.**
- 2) Question # 2:
  - a. Question: Operations & Maintenance Budget - What is the projected yearly budget allowance for O&M materials & labor over the next 15 years? Is there a full time building engineer intended for this campus?
  - b. **Answer: The District does not have this information available at this time.**
- 3) Question # 3:
  - a. Question: Operations & Maintenance Staff Labor Rate Basis - For these services does your organization provide Prevailing Wage rates?
  - b. **Answer: The District does not have this information available at this time.**

- 4) Question # 4:
  - a. Question: Required cost markup for design & construction services, if any - When your organization contracts for design or construction services (e.g. for campus upgrade services etc.), does your organization require the contractual inclusion of a district markup for oversight costs?
  - b. Answer: The District does not have this information available at this time.
- 5) Question # 5:
  - a. Question: Utility Rate Schedule or special basis, if any - Does the district utilize special discounted rate structures for power or water services?
  - b. Answer: The District does not have this information available at this time.
- 6) Question # 6:
  - a. Question: Regarding fire hydrant water flow data: Please provide most recent (with last 6 months preferably) water flow data for adjacent fire hydrants if available.
  - b. Answer: The District does not have this information available at this time.
- 7) Question # 7:
  - a. Question: Reference Appendix G - Page 1 of 7: Under "Efforts to Date" section, the year 2007 is referenced for Board policies related to sustainability, and that New buildings should exceed Title 24 by no less than 35%. Please confirm that this goal is still current and whether exceeding Title 24 by 35% applies to the current code year or to 2007.
  - b. Answer: The District is in process of updating their Sustainability Plan for the College. An updated plan will be made available to the successful DBE Team.
- 8) Question # 8:
  - a. Question: Reference Appendix B - Criteria Documents Page 4 of 7 - Please confirm the minimum ceiling height in classrooms. The criteria document currently reads "Classroom ceiling heights should be a minimum of \_\_\_ feet to meet District Standards and maximize natural lighting." Also reference App F - PCCD District Standards Page 19 of 129 - (Section 09 50 00 - Ceiling Criteria) - The district standards specify that the "Ceiling height shall not be less than eight (10) feet - six (6) inches clear." Please clarify if this minimum ceiling height is 8' 6" clear, or 10' 6" clear.
  - b. Answer: The exact ceiling height for this project has not been determined yet.
- 9) Question # 9:
  - a. Question: Reference Appendix A - Project Design, Review and Construction Schedule - Adding up the provided calendar day durations assuming a Q2 2021 start puts the end of the project at Q3 2024 rather than Q4 2024 as stated. Please clarify durations and overall project schedule.
  - b. Answer: The goal is to achieve Final Completion by the end of Q4 – 2024, in accordance with the District's Bond Spending Plan. The Duration of Hazmat, Demolition, and Construction should be closer to 670 Calendar Days or about 22 months, not 480 Calendar Days as listed in Appendix A.

10) Question # 10:

- a. Question: The RFP and Appendix C Agreement both require Builder's Risk (BR) coverage by the DBE, which we assume should be wrapped into the Insurance line item on the Price Proposal. There are many variables in pricing Builder's Risk and the industry standard includes reviewing final drawings and materials selections. In addition the full replacement value requirement for earthquake and flood coverage significantly increase this cost by more than +500%. With construction not starting for roughly 1.5-2 years, no insurance carrier will provide a locked rate. There have been significant swings in these rates over the last few years. Bidder's may inflate this value to ensure they are not at risk, thus reducing value to the District.
  - i. We would propose separating the Builder's Risk premium from the other Insurance Line on the Proposal, and the District request the Builder's Risk as a separate allowance. Therefore the District will only pay for the actual cost of BR insurance valued at the time of the start of construction.
  - ii. **Answer: See attached updated Exhibit C – Proposal Form. DBE shall separate out the cost of Builders Risk from the balance of the DBE's Insurance Rate and Dollar amount.**
  - iii. Regarding the earthquake and flood coverage, CA public code 7105 is more cost effective and allows projects to carry 5% replacement value. Should DBE teams price earthquake and flood as full replacement value or per CA public code 7105?
  - iv. **Answer: See attached updated Exhibit C – Proposal Form. DBE shall provide a price for Builder's Risk coverage with total replacement cost and a price for Builder's Risk coverage which is in alignment with CA public code 7105.**

11) Question # 11:

- a. Question: The Owner Agreement Appendix C section 8.19 on Retention states that retention will be held on Design. Industry standard is not to hold design retention. As this may play into the proposed fee, please confirm if the Design can be excluded from retention? Alternatively, if Design retention is required is there an opportunity to release it at the end of that phase (including opportunities for early trade scopes such as demolition to also be released early)?
- b. **Answer: The District is not planning to modify this Article in the Form of Agreement.**

12) Question # 12:

- a. Question: The Owner Agreement Appendix C references two other sections in 8.8.1.6.1 and 8.8.1.6.3 that do not exist and is the incorrect reference, respectively. This section 8.8.1.6 covers "Excluded Costs" and may be important to the price proposal. Can you please supply the correct references?
- b. **Answer: These two references, 8.1.1.3 and 8.1.1 do not apply.**

13) Question # 13:

- a. Question: Does the District have a Building Envelope Commissioning (BECx) Program? If so, will there be a BECx for the BCC project?
- b. **Answer: The District plans to review and discuss this during the Collaboration and Design Phase.**

14) Question # 14:

- a. Question: Cost of Capital - Does the district have a minimum threshold for cost of capital? If so, please provide. Additional Detail: Cost of capital is the required return necessary to make a capital budgeting project, such as building a new campus, worthwhile. The cost of capital metric is used by companies internally to judge whether a capital project is worth the expenditure of resources, and by investors who use it to determine whether an investment is worth the risk compared to the return. The cost of capital depends on the mode of financing used. It refers to the cost of equity if the business is financed solely through equity, or to the cost of debt if it is financed solely through debt. Many companies use a combination of debt and equity to finance their businesses and, for such companies, the overall cost of capital is derived from the weighted average cost of all capital sources, widely known as the weighted average cost of capital (WACC).
- b. **Answer: The District does not have this information available at this time.**

15) Question # 15:

- a. Question: Reference Appendix E - Division 00 01 Specifications - Please provide Spec Section 01 91 00 - Commissioning Requirements. Additionally, please confirm that 3rd party commissioning will be by the Owner's commissioning agent.
- b. Answer: Please see added specification section 01 91 00 – Commissioning. 3<sup>rd</sup> Party Commissioning will be provided by the Owner's commissioning agent.

16) Question # 16:

- a. Question: Please confirm if the 36"x48" Concept Board should be provided as a separate file upload.
- b. Answer: Yes, everything requested in "Tab # 6 – Design Proposal" of the RFP shall be provided in a separate file and emailed to John Hiebert and Bob Parks by the close of business on the day of the Final Interview. A place holder shall be added in the RFP response indicating that this section is being provided under separate cover, following the Final Interview.

17) Question # 17:

- a. Question: Has an ACM environmental report been completed? If so, please provide the ACM Phase 1 and Phase 2 report. The current report does not include asbestos.
- b. Answer: The District does not have this information available at this time.

18) Question # 18:

- a. Question: Can you confirm that the District will be pursuing a Mitigated Negative Declaration (MND) in terms of CEQA?
- b. Answer: This cannot be confirmed at this time. DBE shall follow the schedule as outlined in Appendix A.

19) Question # 19:

- a. Question: Please clarify the expected scope from the DBE regarding the CEQA process.
- b. Answer: DBE shall incorporate activities from the CEQA consultant into the DBE's detailed construction CPM schedule. The CEQA consultant is under contract with the District, however, the DBE will be expected to meet with the CEQA consultant on a periodic basis for coordination purposes only. The DBE will be required to implement any mitigation measures that come from the CEQA clearance into their construction activities.

20) Question # 20:

- a. Question: Does the District have a preferred security vendor for its campuses?
- b. Answer: This will be established during the Collaboration Phase.

21) Question # 21:

- a. Question: For the access control and video surveillance systems, please clarify if the intent is for the system to utilize the existing head-end equipment at 2050 Center Street.
- b. Answer: This will be established during the Collaboration Phase.

22) Question # 22:

- a. Question: Does the District anticipate or require a Neutral Host Distributed Antenna System?
- b. Answer: This will be established during the Collaboration Phase.