

**CEQA Consulting Services, 2118 Milvia Street
Berkeley City College**

ADDENDA # 1

RFP No. 20-21/03

**Peralta Community College
District 501 5th Avenue,
Oakland, CA 94606**

Date of Addendum: August 17, 2020

Due Date of RFP: (NO CHANGE) Thursday, August 20th, 2020 at 2:00PM.

ADDENDUM No. 1

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.

You MUST confirm receipt of Addenda One in your RFP package by identifying this addendum on the RFP Acknowledgement and Signature Form. Failure to acknowledge receipt of this addendum may result in disqualification of your RFP.

Item 1:

See attached power point presentation shared during the Pre-Proposal Conference conducted on Tuesday, August 11, 2020 at 10:00am.

Item 2:

See attached sign-in sheet from the Pre-Proposal Conference conducted on Tuesday, August 11, 2020 at 10:00am.

Item 3:

The following reports are being made available for information only:

- a. Attachment 1 - Draft Phase 1 Environmental Site Assessment report prepared on 2015 January 30, 2015
- b. Attachment 2 – Soil Gas Survey Results, 2118 Milvia Street, Berkeley, California prepared on March 27, 2015
- c. Attachment 3 - Geotechnical Investigation and Foundation Design report prepared on June 9, 2017
- d. Attachment 4 - Mitigated Negative Declaration/Initial Study prepared March 2015. These reports are being made available for information only.

Note: All "Informational Documents" are provided as "Information Available" for the Project and for reference only. The documents and/or reports are not, and shall not become, part of the Contract Documents for the Project. The District makes no representation or warranty as to the accuracy and/or completeness of the information contained in the documents and/or reports and hereby specifically disclaims the accuracy and/or completeness of such information. The District has no independent information, independent knowledge, and no expertise, as to what the contents of the documents and/or reports mean, and/or how same may or may not affect construction of the anticipated Project. The District makes the disclosure of the existence of the documents and/or reports and their contents to ensure that the documents and/or reports and their contents are made known and available to the proposer. The proposer is solely responsible for determining any impact on the Project.

Item 4: Responses to Questions

1. We understand the RFP requires firms to have provided CEQA services for a minimum of five (5) K-14 educational projects in CA in the last 10 years. Is there any flexibility in this requirement? For instance, could this be fulfilled if we combined our educational CEQA project experience with one of our subconsultants? Or must this requirement be fulfilled by the Prime proposer?

Response: The RFP does not indicate that the Prime Proposer shall have five (5) K-14 educational projects in the last ten (10) years. If the proposal does not have five (5) K-14 educational projects included, this question will be scored accordingly.

2. Please clarify if a scope of work is required? Is this what was meant by providing a "proposal of services" under Tab 6? Or is a detailed budget table all that is required under this tab?

Response: The proposal of services is intended to be a fee proposal for the Scope of Services identified in Section **VI. SCOPE OF SERVICES**

3. Is there a required or desired timeline by which the CEQA document must be completed? If so, please disclose.

Response: The intent is to obtain all environmental clearances for the Project by the time the project design is ready for submission to DSA in Q4 - 2021.

4. Is there a required not to exceed (NTE) amount or desired budget range for this project? If so, please disclose.

Response: The Total Project Cost Estimate, which includes Design, Construction, District Costs, Contingencies, and Escalation is \$83,851,707.

5. Page 4 of the RFP references preparation of an EIR in the Scope of Work; however, during the pre-bid meeting PCCD indicated that they have not determined if an EIR will be necessary. Would PCCD prefer that all consultants assume that an MND/IS will be the appropriate document for the proposed project in order to have comparable costs to consider?

Response: **Fee Proposals shall be submitted as if this project will obtain environmental clearance through an EIR. This is in order to have comparable costs to consider.** Proposers shall also provide an explanation with their fee proposal on the level of effort that would be required if the project is able to obtain environmental clearance through an MND/IS. If environmental clearance is obtained through an MND/IS, a change order will

be issued as negotiated between the proposer and the District.

6. What are the anticipated student and employee capacities of the proposed project upon completion?

Response: This information is not currently available but can be determined once a CEQA consultant is on board and working with the District.

7. What is the capacity of the existing building?

Response: This information is currently not available but can be determined once a CEQA consultant is on board and working with the District.

8. Will the proposed project increase student capacity within BCC or will it simply result in moving classroom and student services from an existing Downtown Berkeley location to the new building?

Response: It is anticipated that this project in conjunction with the future 2050 Center Street Reconfiguration Project will increase student capacity for Berkeley City College as there will be a net increase of classrooms, computer classrooms, and science labs.

9. Please confirm that PCCD intends to follow/use the City of Berkeley's standards of significance and methodologies related to transportation analysis.

Response: The District is looking for an experienced firm that can work in conjunction with the Berkeley City College staff to conduct appropriate scoping activities in order to determine the correct approach for undertaking tasks such as this.

10. Do you want full references for every single project listed including any additional projects or will full references for the five (5) requested projects suffice?

Response: The District is looking for full references for any additional project that will be included in order meet the other criteria that is outlined in Tab 3. This includes:

- a. Projects for Public Agencies in California, preferably Northern California in Alameda County
- b. Projects that involve both demolition of an existing structure and the construction of a new building
- c. Projects located in a dense urban setting.

11. On page 2 of the "Vendor's Questionnaire and Certificate of Compliance" form, can you please emphasize what you mean by "amount of annual business" at the top of the second page?

Response: The district is looking for your firm's annual revenue.

12. What is the planned student enrollment and staffing for the new building/campus total compared to existing?

Response: This information is currently not available but can be determined once a CEQA consultant is on board and working with the District.

13. Do you have Phase I/Phase II ESA and/or Geotech reports already prepared?

Response: See Item 3 above for the list of reports which are being made available for information only.

14. Are there approved project plans? If yes, can we have a copy?

Response: There are not approved project plans available. This project will be Design-Build with procurement of the Design-Build Team occurring in Q3 & Q4 2020.

15. What is the depth of soil disturbance during construction?

Response: Depth of soil disturbance during construction is not known at this time.

16. Is there a basement in the current structure?

Response: There does not appear to be a basement in the current structure.

17. Who is planning to be prime? Will they need any support services from local business?

Response: It is not known who is planning to be prime at this time.

18. I don't see Placemakers on this list - are they precluded from bidding on this?

Response: The Pre-Proposal conference was Mandatory, therefore only firms planning to be prime, that were in attendance at this pre-proposal conference, will be allowed to submit proposals.

19. Please clarify if a scope of work is required? Is this what was meant by providing a "proposal of services" under Tab 6? Or is a detailed budget table all that is required under this tab?

Response: The proposal of services is intended to be a fee proposal for the Scope of Services identified in Section **VI. SCOPE OF SERVICES**. A detailed budget table is not required under this tab. However, in addition to the fee proposal, a schedule identifying hourly rates by position and identification along with identification any proposed reimbursables by category must be provided.

20. Is parking being provided?

Response: Parking is not being provided for the CEQA consultant.

21. Where can we access the 2015 MND?

Response: See Item 3 above for the list of reports which are being made available for information only.

22. What are the key issues that are driving an EIR?

Response: No key issues have been identified at this time. It has not been determined if this project will be an EIR or MND/IS. The District is seeking experienced and proven firms to work with the Berkeley City College staff to environmentally clear the Project in compliance with CEQA and all applicable environmental requirements, environmental laws, regulations, etc.

23. Will you provide a list of attendees and their firms?

Response: See Item 2 above.

24. The project timeline implies Progressive Design-Build. Could you confirm the delivery model? Will it be Progressive D-B or Stipulated Sum?

Response: This project will be procured as a Design-Build and will be procured in compliance with Public Contracting and Education Code requirements. At this time it is anticipated that there will be a Target Budget and not Stipulated Sum. However, this is subject to change during the Design-Build RFQ/RFP process.

END OF DOCUMENT