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REAL ESTATE CONSULTANTS

CCS 2020 BOND PROGRAM – A/E SERVICES RFP

DATE: June 5, 2020
TO: Interested Firms
FROM: Jim Steiner – Plante Moran Cresa (PMC)
PROGRAM: CCS 2020 Bond
PURPOSE: A/E RFP Questions & Answers

The following questions have been received to date. The responses to these questions are posted in red below the question.

Question #1:

Question: What kind of functions will be housed in the Calplex Recreation Center?
Answer: A wide variety of offerings from activities from swimming, multi-gym activities, Seniors Mahjong, yoga, art, computer classes, birthday parties for the birthday pool rental, etc.

Question #2:

Question: Can you describe what a flex kitchen is?
Answer: A flexible kitchen is a warming kitchen that can be used by staff, rentals, cooking instructors, seniors, maybe even a caterer who is part of a rental. This is not a full-service kitchen.

Question #3:

Question: In the pre-proposal meeting, you mentioned that the District is already aligned with a technology consultant. Will the technology consultant provide services for both Project #1 & Project #2?
Answer: Yes

Question #4:

Question: Per the pre-proposal meeting, technology and security consultants are being hired by the Owner – what level is expected as "Architect Basic Service" per 4.1.1.21 and 4.1.1.22) of the contract?

Answer: Architect's responsibility will be to work with both the technology and security consultants to include infra-structure cabling routes, MDF / IDF equipment rooms, specify necessary hardware to accommodate the security concerns, etc..

Question #5:

Question: When is the construction manager being hired?

Answer: August/September 2020

Question #6:

Question: What levels of detailed cost estimating is required "Architect Basic Service" per 4.1.1.12 of the contract?
Answer: Please refer to Article 6.3

Question #7:

Question: Will Contingency be included in the Cost Of Work? Or, will fee be provided to Architect as Cost Of Work increases?

Answer: At this time, contingency is not included in Cost of Work. As the contingency monies are expended, additional fees are provided to the Architect.

Question #8:

Question: Is the Competition pool a 50 meter or 25 meter pool?

Answer: Size of the pool will be further defined as we work through the design and budget.

Question #9:

Question: Is there steam room or sauna in community center? A weight room / fitness area?

Answer: Components of the community center will be finalized during the design process. The assumption should be made to include the items noted above.

Question #10:

Question: Assume separate restrooms for Stadium vs utilizing community center?

Answer: Yes

Question #11

Question: Assume concession stands at stadium?

Answer: Yes

Question #12

Question: Will events be ticketed? Include shelter for ticketing / box office?

Answer: Yes

Question #13

Question: Assume kitchen is warming kitchen and not cooking or production kitchen?

Answer: Refer to response to Question #2.

Question #14

Question: Is there any detail available on the community center budget breakdown?

Answer: Yes, please refer to the Project #10 as included in the PQ Application.

Question #15

Question: In preproposal meeting PMC stated A/E will work with districts IT and Security designer. Presume that AV and all low voltage is also by District Designer?

Answer: Please refer to response to Question #4.

Question #16

Question: On Page 3, Item 2: Do we need to meet the minimum requirements in Section A and B if we are only pursuing Project #2, Calplex Community Center? I am assuming we only need to meet the minimum requirements in Section B; is that correct?

Answer: Your company will need to meet the requirements for the portion of the work that your team is proposing on. If you are only submitting proposal on Project #2 – Calplex, then your company will need to meet the minimum specific requirements for the Calplex.

Question #17

Question: Could you confirm that the pool and splash pad are indoors?

Answer: The pool will be located indoors. Splash pad will be outdoors.

Question #18

Question: There's an underlined statement in the RFP that the 'Facilities and Transportation" Project (referred to in other places as "Maintenance and Transportation" Project) is NOT part of the scope of our services. Please clarify these refer to the same project and confirm that it's not included.

Answer: Project #11 as included in the PQ Application is part of the scope of work

Question #19

Question: Please provide a breakdown of the FFE Budget/Scope for each project so that we can submit our Alternate Fee.

Answer: Please refer to Column 9 as included in the PQ Application is part of the scope of work

Question #20

Question: The Standard of Care Clause indicates that if an error or omission is identified PRIOR to Bidding the AE will pay 25% of the cost. Please confirm that if the item is identified before Bidding and can properly be included in the Bid that there is no added cost to the District and thus no E & O claim?

Answer: Relative to the Standard of Care, if the item is identified before Bidding and can properly be included in the Bid and there is no added cost to the District there would not E & O claim.

Question #21

Question: In section 3E for attachment D5 on page 7 of the RFP, you indicate there is an Alternate #1 Furniture Consultant and Alternate #2 District Standards Consultant for the projects. Please confirm if there are 2 alternates and if so, where do we submit that fee on the form D1?

Answer: These are two separate alternates and should be included on the updated Form D1.

Contract Questions

Answer: During the RFQ/RFP Q&A process, there were inquiries relative to contract terms and conditions. The contract documents are included in the RFQ/RFP package for your review and commentary. As indicated in Section 4 of the AE RFP, please list any/all exceptions taken to the Contract Documents provided as Attachment C1, C2, and C3. For each exception, alternative language must be proposed. Owner reserves the right to accept or reject any proposed alternative language.