



Contra Costa Mosquito & Vector Control District

Project No. 24-01

**Improvements to the Administration, Maintenance & Operations
Buildings and Sitework**

RFQ/P for DESIGN BUILD SERVICES

ADDENDUM NO. 2

June 12, 2024

Owner: Contra Costa Mosquito & Vector Control District
155 Mason Circle
Concord, CA 94520

Project Manager: Capital Program Management, Inc.
1851 Heritage Lane, Suite 210
Sacramento, CA 95815

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same.

Acknowledge receipt of this addendum by inserting its number and date in the proposal documents. Failure to do so may subject Design Build Entity to disqualification.

All addenda items refer to the plans and specifications unless specifically noted otherwise.

TOTAL PAGES IN THIS ADDENDUM (excluding attachments): 7

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PART A – Proposal Requirements

1.1 The date to receive responses has not changed.

PART B - TECHNICAL REQUIREMENTS

Not Applicable

PART C – DRAWINGS

Not Applicable

PART D – RESPONSES TO CONTRACTOR QUESTIONS

Q1: RFP Page 8, Tab 5, item (a) - This section calls out that there is an interest in projects involving modular building systems. In reading the desired scope, we do not think that modular buildings are required. We are identifying projects that are D-B and greater than \$5M, and have been performed in last 5 years. We believe that the modular building remark does not apply to this RFP. Can you confirm this?

A: **The owner is interested in the possibility of utilizing modular construction as a component of this project, thus the interest in previous experience with modular construction. Not all previous experience is required to be modular.**

Q2: Addendum #1, Q11 - Q11 mentions a Bid Bond, and the answer to Q11 indicates a Bid Bond is to be included. I see no mention of a Bid Bond, nor a Bid Bond form to be provided anywhere. (Except in the RFI response to Q11.) I believe that no Bid Bond is required. If it is please clarify this, and please provide a form if one is needed.

A: **Correct. There is no Bid Bond required. I apologize for the error.**

Q3: Our firm has a current contract with Contra Costa County's Department of Public Works for On-Call Architectural Services signed Mar 3, 2023 wherein slight modifications were agreed upon. Can that contract supersede this one as pertains to the architect should our team be selected?.

A: **No. This contract will be with Contra Costa Mosquito and Vector Control District, which is not affiliated with Contra Costa County PW beyond the typical coordination between municipal organizations.**

Q4: Please confirm when Appendix 3 & 6 will be available.

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- A:** These documents will be provided to the selected DBE as soon as they are completed.
- Q5:** Does the proposed preliminary schedule include submittal to the planning department for design review?
- A:** Yes.
- Q6:** Can you confirm the AHJ is Contra Costa County not the city of Concord?
- A:** The AHJ for plan review and building permits is the City of Concord
- Q7:** How long is the expected review of the construction documents before submittal to the county?
- A:** We expect that there will be ongoing constructability and design reviews throughout the design phase, and that documents will be able to be submitted to the City of Concord for review on a schedule that aligns with the Summer 2026 construction timeline.
- Q8:** Will there be a client review period at the end of schematic and design development drawings? What are the expected durations of review?
- A:** The owner/client will conduct reviews at pre-determined periods throughout the design process. This will be discussed with the selected DBE. It is expected that these reviews will occur within the timeframe suggested in the RFP. There is also an expectation that there will be regular, recurring design meetings with the DBE, their consultants (as necessary), and the owner.
- Q9:** Is a preliminary construction estimate required at the end of schematic design?
- A:** Yes. And regular updates to that estimate as design progresses.
- Q10:** Is phased construction anticipated/acceptable?
- A:** Phased construction is acceptable if necessary or beneficial to the project timeline and budget. It is not “anticipated” as part of this RFQP.
- Q11:** Are the construction documents required to be in BIM?
- A:** BIM is not a requirement of this project, but is appreciated if this is a standard component of your organization’s workflow.
- Q12:** How many vehicle lifts are needed and/or are being repaired/replaced?
- A:** Two new vehicle lifts are required.

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Q13: Are the lifts in the ground or above ground?

A: **CCMVCD is open to recommendations from the DBE.**

Q14: What weight capacity lift is needed?

A: **This will be determined during the design phase.**

Q15: What style are the lifts being repaired/replaced? Are they 2-post or 4-post?

A: **Existing lifts are 2-post.**

Q16: This calls for Pollution Liability limits that are higher than what we currently have but it states "optional: if project involves environmental hazards" so not sure if that will apply. Otherwise we are good on the limits and coverages they are requesting. There will be a premium for the higher limits if those are required.

A: **We do not anticipate that there will be environmental concerns or hazards on this project. If those concerns come to light during the design phase, this additional premium will be negotiated with the DBE.**

Q17: Insurance calls for full access to our program beyond the limits that are set. We would like to have this language struck as we can only provide the limits requested.

A: **Modifications to the agreement will be negotiated with the selected DBE.**

Q18: 1.1.23 - It is typical that Notice of Completion is deemed as Final Completion. Please confirm intent.

A: **The Notice of Completion will be issued after the project has been inspected and determined to have achieved the conditions required for granting Final Completion. Modifications to the agreement will be negotiated with the selected DBE.**

Q19: 1.1.32 - We would like an exception for events outside the DBE control.

A: **Modifications to the agreement will be negotiated with the selected DBE.**

Q20: 1.1.35 - This says Owners Rep direction isn't binding which can delay the project if we are always awaiting board approval. Further in the contract it contradicts this in 7.5.1

A: **1.1.35 and 7.5.1 supplement each other. There will be allowances included in the final agreement that will be drawn on without board approval in order to expedite construction. However, modifications outside of these allowances will have to be ratified by the board prior to implementation.**

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Q21: 1.5.2 - This provision is ok so as long as Owner has provided payment and DBE entity maintains copyrights and ownership of general details.

A: **This clause can be clarified, if necessary, with the selected DBE.**

Q22: 2.2.2 - The Owner has provided location of utilities for this project, are we to assume we have to resurvey and cannot rely on this information or any other information provided by the Owner?

A: **Correct. The existing conditions survey is provided to give a general concept of the locations of existing utilities. This is not a guarantee and the selected DBE is expected to conduct their own surveys to confirm the locations of existing utilities.**

Q23: 3.3.4.3 - Some of these items are already provided by Owner. Is the expectation that we redo this work?

A: **If the provided information is sufficient for the purposes of the project, then the DBE may choose to use that information. However, using the information provided does not relieve the DBE of any responsibility to provide a properly engineered or designed facility. Example #1 - If a geotechnical report does not provide recommendations on how to prepare existing soils for a given purpose, then the DBE may not use recommendations for a different purpose than stated in the report. Additional analyses must be performed in order to provide situationally specific guidance. Example #2 - Lack of Asbestos Containing Materials in one building may not be used to infer that they are also not in another building, a new survey must be performed.**

Q24: 3.4.2.g - Please confirm what "Clarify of intent" means in this provision

A: **The relationship between symbols and signs used in the drawings shall be easily understood with minimal explanation. Legends and notes will cover all elements found within a given set of plan sheets (civil, electric, etc...) and a professional of that trade can be reasonably expected to understand the drawings.**

Q25: 3.6.4 - Please confirm that we are not being required to Waive our rights against those persons or entities.

A: **This clause can be clarified, if necessary, with the selected DBE. Modifications to the agreement will be negotiated with the selected DBE.**

Q26: 3.20 - We would like to request striking 'agents' and also would request exceptions set forth below (a-g) per Civil Code section 2782.

A: **Modifications to the agreement will be negotiated with the selected DBE.**

Q27: 7.2.3 - We would like to reserve rights if full impacts cannot be determined at time of CO

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- A:** Modifications to the agreement will be negotiated with the selected DBE.
- Q28:** 7.4.3.c - Overhead seems low at 5%, can this be adjusted to 10%?
- A:** Modifications to the agreement will be negotiated with the selected DBE.
- Q29:** 7.5.1 - Conflicts with 1.1.35. Our preference is to keep 7.5.1 to keep the project moving forward instead of waiting for Board Approvals
- A:** 1.1.35 and 7.5.1 supplement each other. There will be allowances included in the final agreement that will be drawn on without board approval in order to expedite construction. However, modifications outside of these allowances will have to be ratified by the board prior to implementation.
- Q30:** 8.1.4.1 - Add no LDs for force majeure and LDs are for delays solely caused by DBE.
- A:** This clause can be clarified, if necessary, with the selected DBE. Modifications to the agreement will be negotiated with the selected DBE.
- Q31:** 8.3.1.1 - Add delays beyond control of DBE
- A:** This clause can be clarified, if necessary, with the selected DBE. Modifications to the agreement will be negotiated with the selected DBE.
- Q32:** 9.10.5 - Is this in addition to LDs or in lieu of?
- A:** This clause can be clarified, if necessary, with the selected DBE. Modifications to the agreement will be negotiated with the selected DBE.
- Q33:** 13.3 - Can we add email in here as well.
- A:** This clause can be clarified, if necessary, with the selected DBE. Modifications to the agreement will be negotiated with the selected DBE.

List of Attachments (available for download via DropBox)

ATTACHMENT 1 – As-Built Documents 11-23-87
ATTACHMENT 2 – As-Built Documents 9-30-97
ATTACHMENT 3 – Pre-Proposal Walk Documents
ATTACHMENT 4 – Scope Prioritization Spreadsheet

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ATTACHMENT 5 – Existing Conditions Photos

End of Addendum