RANCHO SANTIAGO
Community College District

REQUEST FOR PROPOSAL (RFP) #1415-77
COMMISSIONING AGENT SERVICES FOR CENTRAL PLANT, INFRASTRUCTURE AND MECHANICAL UPGRADES PROJECT AT SANTA ANA COLLEGE

ADDENDUM # 1
ISSUED OCTOBER 6, 2014

The following changes, additions, deletions or corrections shall become part of the Request for Proposal for the Commissioning Agent Services for Central Plant, Infrastructure and Mechanical Upgrades Project at Santa Ana College.

The following are responses to questions received from various firms.

1. Can the 25-page response include 25 *double-sided* pages?

   No. Section 1.3 of the RFQ/RFP clearly indicates that each hard copy of the SOQ / Proposal must be single sided.

2. Will the District select a pool of commissioning consultants for this work or only one firm?

   The District will select only one firm to provide the commissioning services for the Central Plant, Infrastructure and Mechanical Upgrades Project at Santa Ana College but will also select and create a pool of prequalified commissioning consultant services for future projects.

2. a If the District is selecting a pool of consultants, will the winning proposal be determined from fee?

   Not applicable. See question #2 above.

3. Are firms required to submit the second set of Exhibits A and B on pages 51 and 52?

   No, the two exhibits are a part of the sample Consultant Service Agreement that was attached to the RFQ/RFP.

4. Is the District requesting an all-inclusive fee with this proposal (as mentioned on page 3, section 1.5 and page 12, section 7.1)?

   Yes. The District is requesting that an all-inclusive fee be provided as described in the RFQ/RFP.

4.a If so, in which section should consultants provide the fee?

   The fee is to be provided within Exhibit I Billing Rate Information page 25 of 52 in the RFQ/RFP.

5. Exhibit C, Firm Experience Form, requests that we provide the DSA Application number for each referenced project. Please clarify the intent of this requirement since the Commissioning Authority (CxA) is not responsible for the design of the project. The third party CxA is contractually independent of the Architect/Engineer of Record, and therefore not a party to the DSA application, review, or closeout process.

   It is not necessary to provide the DSA Application #.

6. Could you provide the square footages of the buildings to assist in providing an accurate fee for the services? We would also like to know if there are any existing drawings available for review that we'd be able to download or request.

   See summary of square footages attached to this Addendum #1. Existing drawings will not be provided as a part of this RFQ/RFP. The "SCOPE OF MECHANICAL UPGRADES (Buildings A, C, D, F, N, P, M, S)" is attached to this Addendum #1 in order to provide additional information about the work to be performed on eight existing buildings that will have their HVAC systems replaced with new and more efficient chilled water air handler systems and connected to the new Central Plan utility distribution loop.

7. Are you considering any change to the indemnification language?

   The indemnification language in the agreement is the District standard boilerplate language, and the District is not willing to change. Note that this a generic District agreement language used for all the professional consultants and have not had any request for change in language from any contracted District consultants.

End of Addendum #1

Building Square Footage

Central Plant	21,468	GSF
Building A - Cesar Chavez	68,459	GSF
Building C - Fine Arts	24,980	GSF
Building D - Dunlap Hall	53,682	GSF
Building F - Locker Rooms	24,745	GSF
Building M - Planetarium	3,600	GSF
Building N - Music	7,875	GSF
Building P - Phillips Hall	16,050	GSF
Building S - Administration	24,304	GSF
Site / Central Quad	1	LSUM
Total:	**244,908**	**GSF**

SCOPE OF MECHANICAL UPGRADES (Bldgs. A,C,D,F,N,P,M & S)
(Before and after completion of the Central Plant)

	SCOPE (preceding Central Plant completion)	*SCOPE (following Central Plant completion)*
Bldg Ref	Scope before Central Plant is Complete	Scope after Central Plant is Complete
Building A	Install new chilled water riser to the roof. Change out the AHU motors and VFDs. Install new chilled water piping on the roof. Replace the existing VAV controllers. Duct Cleaning. Replace Hot Water Tank. Extend the existing screeen wall on the roof. Replace the AHU coils. Install new EMS panel.	Chilled water piping on roof top. Demo the existing chillers. Commission the building.
Building C	Install new chilled water riser to the roof. Install new chilled water piping and pipe supports on the roof. Duct cleaning.	Replace the existing AHUs with new AHUs. Replace the existing VAV controllers. Install new EMS panel. Commission the building.
Building D	Install new chilled water riser to the roof. Install new chilled water piping on the roof. Replace the AHU coils and motors. Replace the existing VAV controllers. Replace VFD. Duct Cleaning. Install new EMS panel.	Demo the existing chillers and condensers. Commission the building.
Building F	Install new chilled water riser to the roof. Install new chilled water piping and pipe supports on the roof. Replace the fan coil motors. Duct Cleaning. Replace the existing VAV controllers. Install new EMS panel.	Demo the existing chillers and pump. Commission the building. Patch Roof.
Building N	Install new chilled water riser to the roof. Install new chilled water piping and pipe supports on the roof. Duct cleaning.	Replace the existing AHU with new AHU. Run gas piping to the new AHU. Install new EMS panel. Commission the building. Patch roof.
Building P	Install new chilled water riser to the roof. Install new chilled water piping and pipe supports on the roof.	Replace the existing AHUs with new AHUs. Run gas piping to the new AHUs. Structural upgrades. Replace the existing VAV controllers. Install new EMS panel. Commission the building. Patch Roof.
Building M	Install new chilled water piping and pipe supports on the roof. Duct Cleaning.	Replace the existing AHUs with new AHUs. Run gas piping to the new AHUs. Replace the existing VAV controllers. Install new EMS panel. Commission the building. Patch roof.
Building S	Install new chilled water riser to the roof. Install new chilled water piping and pipe supports on the roof. Replace the existing VAV controllers. Install new EMS panel. Replace the existing AHUs with new AHUs. Run gas piping to the new AHUs. Add grating to existing steel platforms.	Commission the building. Patch Roof.