ADDENDUM NO. 1

BID-CONTRACT DOCUMENTS

FOR

RFP No. 2030

Professional Design Services for CCC Le-Jao Student
Resource Center

COAST COMMUNITY COLLEGE DISTRICT
COSTA MESA, CALIFORNIA
COUNTY OF ORANGE

COAST COMMUNITY COLLEGE DISTRICT
1370 Adams Avenue
Costa Mesa, CA  92626
The following changes, additions, deletions, clarifications, or corrections shall become part of the Bid-Contract Documents for Coast Community College District RFP No. 2030, Professional Design Services for CCC Le-Jao Student Resource Center. All other terms, specifications, and conditions remain the same.

Modifications are identified by “clouds” and the following:

- Deletions: strikethrough
- Insertions/Substitutions: italic-underlined

Item 1: **Add** the attached responses to questions through May 13, 2014.

END OF ADDENDUM

Prepared By:

John Eriksen
Director of Purchasing
1. Are there any as built documents available for architectural, mechanical, electrical, plumbing, structural, civil, and fire life safety? Yes. These will be made available to the awarded architectural firm.

2. Are there auto cad files available for the disciplines as noted in item #1? Yes, we have these available on disc for the awarded firm.

3. Are there any proposed construction materials or methods required for the new second floor addition? Since the existing building is cmu is there any requirement that the new structure be cmu to match? We would like the new structure to look like it was part of the original design as much as possible.

4. According to the 2020 Master Plan, the first floor area that is presently open area, the scope of work is noted “to provide student oriented seating, tables and other amenities in the courtyard”-please clarify if this work is to include only freestanding tables, chairs, furniture, etc. or will there be hard construction or built in features and amenities. Have the required “amenities” been defined? Not to be included in this scope.

5. The 2020 master plan does not further define the second floor area program requirements aside from a description of the desired areas. Is there a more definitive description and requirements for the cyber library, open student lounge and success center in terms of activities that might require additional plumbing, mechanical, structural, fire life safety provisions? Will there be a kitchen or food service/prep area or exhaust hood? This will be a student study space that will have computer work stations and a small reception desk. If the budget allows, it may increase the size of the student lounge below, but this would only increase space and no additional plumbing would be needed.

6. Is the parking as identified in the 2020 master plan to be considered as part of this scope of work? If so please indicate which option should be considered? No.

7. Are there any as-built drawings available for review of the existing facility? See question #1.

8. You are requesting the A/E firm to retain a Fire Protection Engineer under our scope of work. Is this correct? Yes.

9. As new exterior seating, tables and amenities are requested; should we include the services of a Landscape Architect? No. Exterior seating will not be a part of the scope for this project.

10. Does the 20 page limit include the Signature page (Tab 11) or insurance forms? No.
11. Does the existing CCC Le-Jao Student Resource Center meet LEED criteria, and does the District intend to pursue LEED certification or meet LEED criteria for the new addition? The current facility is a LEED Silver and the new addition should be designed to this.

12. Does the District anticipate any code upgrade requirements to the existing building, such as path of travel upgrades, ADA upgrades and elevator additions? We do not anticipate and upgraded code requirements since the building is fairly new, but that will be up to DSA.

13. Does the 2000sf project addition described in the RFP include the square footage of the lounge space located under the existing terrace and stair? It includes if the budget allows, to possibly increase the square footage of the space below.

14. Does the existing campus site acreage have a FAR maximum for campus build-out? If so, what amount of square footage remains as entitled space? The District is unsure of the answer at this time but will work with selected architect for the determination of FAR maximums if any.

15. Does current occupant egress for the second floor spaces (as designed and approved) rely on the exiting capacity of the east stair and bridge? The District will work with selected architect on the appropriate egress.

16. Does current occupant egress for the ground floor courtyard space (as designed and approved) rely on the exit gates that flank the north and south sides of the existing student lounge? See item #15.

17. Will the campus remain open and all the instruction spaces need to be useable during construction? The District is hopeful to do the demo phase during the summer and we can relocate these classes, but as of now we plan on using it for the fall and spring semesters if at all possible.

18. Does the Le-Jao campus property line include the drive aisle to the east that services the neighboring Rose Theatre complex? The back drive (alley) is City Owned.

19. Does the Le-Jao campus rely on the eastern drive aisle for servicing the campus (deliveries, etc.)? Yes.

20. Does the Le-Jao campus property line along the west at All American Way and north along 15th Street extend to the public sidewalks? If so are there any easements or setbacks that dictated the placement of the existing north classroom wing? Yes. Any easements should be noted in the plans.

21. Will CCCD be considering alternative delivery methods such as Lease-Leasback? No.
22. Does CCCD require the project be documented using BIM? No.

23. Will CCCD be providing electronic CAD documentation of the existing building and site? See questions #1 and #2.


25. Is the Attachment C considered a “District Form” and as such not included in the page count? Attachment C is to be included in the 20 page count.