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**ADDENDUM #1**  
**BID #1718-13, Fullerton College Design-Build Instructional Building and Chiller Plant Expansion**

This Addendum forms a part of the Contract Documents and modifies the original Contract Documents. Acknowledge receipt of this Addendum in space provided on the Bid Proposal Form. Failure to acknowledge may subject Bidder to disqualification.

**Attachments:**

1. Attached for reference is pdf file of the Pre-Proposal Presentation slide deck.
2. **Campus-Wide Cooling Plant Load Analysis & Thermal Energy Storage (TES) System Concept Engineering Study, Fullerton College**, BSE Engineering, dated September 8, 2017
3. **Fullerton College Heating Hot Water Master Planning Engineering Feasibility Study**, BSE Engineering, dated November 3, 2017
4. **Final Fullerton College Facilities Master Plan Program EIR** adopted by the NOCCCD Board of Trustees in December 2017. This is for reference only, the salient elements of the EIR that impact the project are covered in the Design Criteria document.
5. **Revised Attachment 5B**. This should be used for the proposal. The attachment has been corrected so the formulas in Tab 2 reflect  $2a+2b+2c$ . Tab 4 is intended for compensable construction delays.

**Corrections:**

1. Attachment 5A is incorrectly titled 4A in its header.

**Questions:**

The following are questions received to date from potential respondents and corresponding answers:

- Q1.**
1. Attachment 1, Design Build Contract
    - a. Article 4.1.4 states "Bonds and Insurance amounts shall be determined at the final GMP"
    - b. Article 4.1.5 states "subcontractor performance and payment bonds if required must be covered in the Design Builder's overhead as submitted with the Design-Build proposal"
  2. Attachment 5A (4A) General Conditions Cost Responsibility Template, General Conditions Breakdown
    - a. General Conditions Cost Items, Item 41 COC Insurance (Builder's Risk) is marked with an "X" indicating this cost to be included in the General Conditions of the project.

At this time, the proposers are not subcontracting the work and cannot determine if sub-bonds will be needed. Accurate COC Insurance costs are based upon multiple factors such as building construction, location of adjacent properties, building height, etc. The cost of COC insurance cannot be determined at this time. Please confirm COC insurance and Sub bond costs, if applicable will be determined at the final GMP.

**A1.** NOCCCD does not require bonds for subcontractors, nor use of SubGuard insurance. If prospective proposers require these due to company policy, these costs need to be captured in the overhead and profit percentage for the design-build entity. NOCCCD will not pay for these as a direct cost of the work.

Builder's risk or Course of Construction insurance should be included as part of the proposer's General Conditions, not as part of the direct cost of the work.

**Q2.** What consultants are precluded from participating on design-build teams and can you please provide names of these firms?

**A2.** In compliance with Education Code Section 81703, "An architectural firm, engineering firm, construction manager, contractor, subcontractor, consultant, or individual retained by the governing board of the community college district directly or indirectly before the award of the project to assist in the planning of the project, including, but not necessarily limited to, the development criteria or preparation of the request for proposal, shall not be eligible to participate in the competition with the design-build entity or to perform work on the project as a subcontractor."

Umstot Project and Facilities Solutions, LLC and BSE Engineering are precluded from any work with design-build entities on this project.

**Q3.** What are the EMR requirements for this RFP?

**A3.** Education Code Section 81703 states that an Experience Modification Rating (EMR) of 1.0 or below is required. Furthermore a "bidder's "safety record" shall be deemed "acceptable" if its experience modification rate for the most recent three-year period is an average of 1.00 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category".

**Q4.** Will interviews be required?

**A4.** The District reserves the option to make a recommendation for contract award without interviews. However, it is anticipated that interviews will be conducted with a short list of Design-Build entities based on an initial evaluation and scoring of proposals.

**Q5.** Will there be a CM on the project for Fullerton College?

**A5.** Fullerton College does not currently contemplate having a CM on this project.

**Q6.** To satisfy the skilled labor workforce availability requirement, will general contractors that do not self-perform craft work be required to submit evidence of being signatory to a State-approved apprenticeship program?

**A6.** If a general contractor does not self-perform any work as a company and does not have journeyman craft employees nor apprentices, they are not required to provide evidence they are signatory to a State-approved apprenticeship program. Trade subcontractors listed as part of the

design-build entity's proposal, however, must provide evidence that they are signatory to a State-approved apprenticeship program.

**Q7.** At the Pre-Submittal Conference for the above-mentioned project, it was mentioned that there is a detailed mechanical report about the existing central plant capacities, limitations, etc. Will this report be issued in an addendum to this RFP?

**A7.** These reports are noted above in the attachments and available on the District purchasing website folder for this project.

**END OF ADDENDUM #1**