



Ventura County Community College District

PURCHASING DEPARTMENT

DATE: April 2, 2024
TO: All Proposers
FROM: Ilene Mehrez, Director of Procurement and Contract Services
SUBJECT: Addendum 2 – RFQ/P #770, Architectural Services Ventura College Student Housing Project

This addendum is hereby made part of the Contract Documents to the same extent as though it was originally included therein and takes precedence over the original documents. The outdated pages must be replaced with any updated and/or changed pages when submitting your proposal. Acknowledge receipt of all addenda.

Questions Received from email:

1. Please confirm that the Cost Proposal will not count towards the 20-page limit and can be submitted as an appendix to the technical proposal.
Response: There will not be a page limit to the proposal. We recommend your response be clear and concise and recommend a 20–30-page response but it is up to the submitting firm.
2. Please confirm if a cover page, table of contents, and/or tabs, will count towards the 20-page limit.
Response: Same response as question 1

Questions Received during Job Walk:

1. Is parking a part of the scope?
Response: Parking is separate from this and not included in your scope. Existing Campus parking is sufficient.
2. Has Gafcon had experience with working with modular manufacturing?
Response: Yes, we have experience with modular manufacturing. We are presently constructing a modular project at Compton College and have visited 3 of the large modular manufacturing facilities. Each A/E team will also be expected to the selected modular manufacturer facility before the commencement of modular shop drawings.
3. Is this CEQA approved?
Response: Yes, we have a signed and submitted NOE



Ventura County Community College District

PURCHASING DEPARTMENT

4. Campus outreach?
Response: We anticipate up to 3 campus/community outreach presentations to the college and or surrounding community. Timing and requirements will be discussed with the final selected A/E team. We also anticipate 3 Design Charrettes on campus.
5. If the campus does not go with DSA is there an intent to use DSA approval for access or safety review?
Response: No, all would be local jurisdiction if we choose to go with local authority approval. For the cost proposal please base your cost on local authority review, not DSA.
6. Has the college determined to say no to DSA?
Response: We are still finalizing and have had legal interpretation and review. We will have the final determination by the start of the design process for the selected A/E firm.
7. Since the diagram is dated 2 years ago is the program side still accurate?
Response: The "Test Fit" program is 90% correct; however, we are looking to you to come up with ideas/suggestions to improve and or modify the program to provide the best and most economically efficient design.
8. What will take priority with review?
Response: Firms experienced with modular construction, student housing, DSA, Colleges, and specific details for the successful design of this project for this campus and site.
9. Specific energy requirements?
Response: No LEED certification is required. Energy requirements should meet or exceed governing local jurisdiction requirements.
10. Why this site?
Response: The Campus reviewed multiple sites and selected this site based on Cost savings to taxpayers and overall campus needs for the project.
11. Will the All-American Wall be staying?
Response: The campus committee will discuss and that will be determined during design.
12. Selecting Architecture Team? Can there be two Architects?
Response: Put together your best team to deliver this specific project. We intend to make this as open as possible, as long as the team meets the project's pre-qualifications.



Ventura County Community College District

PURCHASING DEPARTMENT

13. Will the selected firm pick the modular manufacturer?
Response: The final Modular Manufacturer will be proposed by each proposing General Contractor and perform the work as a subcontractor to the General Contractor.
14. Is there any flexibility with using adjacent spots for manufacturing deliveries, etc.?
Response: Yes, the adjacent parking lot is anticipated to be used by the contractor for offices and storage of modular and erection of modular.
15. Goals for the college, how will this fit in with the rest of the campus?
Response: Our suggestion is to look at the website, and mission statement for Ventura College and walk around campus to get the feel of the campus and the surrounding neighborhood.
16. Any interest in the expansion of more housing?
Response: Currently there are no plans for additional campus housing.
17. Campus spaces: anything to stand out?
Response: The weather is great here, make the most of indoor/outdoor spaces. Think cost-effective. Interested in seeing possible communal kitchens.

Additional questions from email

18. Is there a JCAF 32 and FPP documents that the district can share?
Response: No.
19. Does this project need to go through CCCCCO's approval to move from phase to phase since it is state-funded?
Response: This project has been approved through CCCCCO.
20. Are the Cover, Tabs, and Back Cover counted as part of the 20-page limit?
Response: There is no page limit; see previous responses.
21. Can we put additional information in an Appendix, beyond requirements?
Response: There are no limitations. We have requested succinct responses.
22. Is the Fee Proposal (Exhibit C) part of the 20-page count? or it can be in the Appendix?
Response: See previous responses, there is no page limit.



Ventura County Community College District

PURCHASING DEPARTMENT

23. Do we need to show a detailed scope per phase with the fees, or just the Fee matrix?
Response: Just the fee matrix.
24. If we add a Table of Contents, will that be considered in the 20-page count?
Response: See previous responses, there is no page limit.
25. Is Soil Mitigation required for this project?
Response: See Soil Report on the website.
26. If we have any comments about the Agreement, can we place those in the Appendix?
Response: Yes.
27. If CCCCCO approvals are necessary, does the district have a consultant assisting the District during the phases of the project?
Response: The district may have a consultant assisting the District during the phases of the project. We currently have a contract with Gafcon for Project Management and Construction Management.
28. The Agreement in Exhibit D Section 2.4 refers to a Rate Schedule in Exhibit C. Exhibit C provided by the district on 03/26/2024, does not have an Hourly Rate Schedule.
Response: See the Fee Matrix that has been added to the website.
29. Should we provide a supplement to Exhibit C containing the Hourly Rates of the A&E team?
Response: Not necessary. We will review with the final selected team.
30. Are you providing Exhibit D at this time?
Response: No, however, your estimated reimbursables should be included in the fee matrix.
31. Are we allowed to have a few fold-out pages 11x17 single-sided within our response booklet? Would this be allowed for the pages within the 20-page limit or as additional information in the Appendix?
Response: See previous responses, there is no page limit, only a suggestion. If some 11 x 17 pages are necessary they can be added.
32. Given the final addenda for questions is being issued so close to the deadline, would the district be willing to postpone the deadline by a few days to make adjustments based on answers to some critical questions?



Ventura County Community College District

PURCHASING DEPARTMENT

Response: No

Additional questions were received from email

33. Is there any demolition work required for the Outside Plant (OSP) system?
Response: The new building will need to tie into existing utilities on campus or in the public right of way. Demolition to make these connections might be required.
34. Where is the point of connection for fiber for this project?
Response: To be determined during the design phase, on other similar student housing projects the fiber cable had to come from the school's central data center because the fiber couldn't be split.
35. Is there a preferred type of fiber and what quantity will be required for this project?
Response: Cat6A has been used on similar student housing projects, to be determined during the design phase.
36. Where is the point of connection for copper for this project?
Response: To be determined during the design phase if copper is required.
37. How many POTS (Planned Old Telephone System) drops are desired for each bed/unit?
Response: To be determined during the design phase if copper is required.
38. What will be the conduit (quantity, size, etc.) and innerduct (type - mesh or corrugated, quantity and size) requirements for the OSP cabling?
Response: To be determined during the design phase.
39. Is there a minimum telecom room size requirement?
Response: Subject to local governing jurisdiction requirements.
- a) What type of telecom equipment is required? 2-post rack, 4-post rack or cabinet?
Response: To be determined during the design phase.
- b) How many telecom racks/cabinets are required at a minimum in each MDF and IDF? For example, rack/cabinet 1 for active equipment (e.g. switch) and rack/cabinet 2 for passive equipment (e.g. patch panel).
Response: To be determined during the design phase.
- c) Is 50% of the space in each rack/cabinet should be reserved school equipment?
Response: To be determined during the design phase.



Ventura County Community College District

PURCHASING DEPARTMENT

d) Is each mounted UPS required for each rack/cabinet?

Response: To be determined during the design phase.

40. Is there a preferred kind of cable support device (Cable tray, conduit and /or J-hooks) for use outside the telecom rooms for horizontal distribution?

Response: To be determined during the design phase and coordinated with campus standards.

41. Is there a preferred quantity of data, voice, drops in the different areas such as bedrooms, common areas, kitchen, RA room, and Director's suite?

Response: Subject to local governing jurisdiction requirements

42. How many ports on each faceplate are desired?

Response: Subject to local governing jurisdiction requirements

43. Are wireless access points desired?

Response: Yes, to be determined during the design phase.

44. What are the CATV requirements for this project?

Response: To be determined during the design phase.

a) Point of connect (POC) location

Response: First Floor away from the main entrance, to be determined during the design phase.

b) Conduit quantity and size from POC to MDF

Response: To be determined during the design phase.

45. Is access control system (ACS) a requirement for this project?

Response: Yes, to be determined during the design phase.

a) If so, is infrastructure only or a full design required?

Response: Full Design.

b) If so, where is it required and what types of devices will be required?

Response: To be determined during the design phase and coordinated with campus standards.

46. Is an intrusion detection system (IDS) required for this project?



Ventura County Community College District

PURCHASING DEPARTMENT

Response: Yes, to be determined during the design phase.

a) If so, is infrastructure only or a full design required?

Response: Full Design.

b) If so, where is it required and what types of devices will be required?

Response: To be determined during the design phase and coordinated with campus standards.

47. Are security cameras (CCTV) required for this project?

Response: Yes, to be determined during the design phase.

a) If so, is infrastructure only or a full design required?

Response: Full Design

b) If so, what spaces will require cameras? Is there a requirement for remote viewing and/or storage of camera coverage?

Response: To be determined during the design phase.

48. Is Audio Visual (AV) required for this project?

Response: To be determined during the design phase.

a) If so, what will be the AV scope and which room(s) require AV design?

Response: To be determined during the design phase and coordinated with campus standards.

Additional questions were received from email

49. Can the district please confirm if there is a scoring criterion for the different sections of the RFQ response? Is there a breakdown of percentage of points associated with each specific section, including the fee?

Response: There is no public scoring matrix. The fee is not a consideration of the scoring and selection.

50. Can the district clarify if covers, tabs, and table of contents count towards the 20-page count?

Response: See previous answers. There is no page limit.

Is any documentation available related to the conversation and “plan with the City of Ventura to expedite the permitting process” as referenced in 3.D (page 11 of 12) of the Supplemental Application?



Ventura County Community College District

PURCHASING DEPARTMENT

Response: The district and their representatives have been in ongoing discussions with the city, this is confidential at this time and will be provided to the selected firm at a later date.

51. Are A/E teams free to reach out to the City of Ventura to discuss the timeline and processing of this Project?

Response: Do not contact or meet with the city regarding this project at this time.

52. Would a deadline extension be granted for us to address addendum items adequately?

Response: No

53. The proposed 2021 construction costs of \$46 mil were provided in the RFP. Can the district please provide us with the construction costs at the midpoint of construction?

Response: No, this is not necessary.

54. Will VCCD provide a site topo map?

Response: Yes, we will upload it to the website.

55. Will VCCD provide existing utility survey information? If not, does VCCD have available utility record plans for digitizing/compiling?

Response: We have information but will not issue it at this time.

56. Can we assume the campus has adequate existing utilities available for connecting to serve the proposed project?

Response: Yes, and to verified in the drawing design.

57. Does Ventura College have experience with City of Ventura Building & Safety approvals for campus projects that don't serve students or have educational spaces?

Response: No

58. Our team is interested to know if the cost portion of the proposal should be within the 20-page document, or can it be in a separate envelope and/or outside the 20 pages?

Response: See previous response. There is no page limit. The Fee Matrix shall be included in the response.

59. Exhibit B is supposed to be the "Agreement for Architectural Services" but when you scroll to that section, Exhibit B is the Schedule of Work.

Response: Exhibit A: Reference Documents Exhibit B Agreement for Architectural Services. The scope of the work is detailed in Exhibit B.

60. Will a cover page and section dividers count against the 20-page count limit?



Ventura County Community College District

PURCHASING DEPARTMENT

Response: See previous response, there is no page limit.

61. Our team is interested to know if the cost portion of the proposal should be within the 20-page document, or can it be in a separate envelope and/or outside the 20 pages?

Response: See previous response.

62. Exhibit B is supposed to be the “Agreement for Architectural Services” but when you scroll to that section, Exhibit B is the Schedule of Work.

Response: The scope of work is within the contract.

63. Will a cover page and section dividers count against the 20-page count limit?

Response: See previous response, no page limit.

64. Is there a requirement for an emergency generator?

Response: As required by code.

65. An FF&E Budget was provided, is the Architect to include in the scope the selection and specification of all FF&E?

Response: FF&E will be led by the future selected property management company. The Architect will only coordinate with you during the design process.

66. Will VCCCD procure the FF&E?

Response: Yes.

67. The fee breakdown form provided in the pre-bid walk-through docs does not have a program verification/concept design phase although that is indicated in Part 2 scope of services in the RFP—should we add that or include it under SD?

Response: Include as part of the Schematic Design.

Please provide acknowledgment of all Addendums on your Cover Letter as stated in the RFQ/P under paragraph III. Statement of Qualifications - Sec. a. Cover Letter

End of Section