ADDENDUM TWO

Issued Date: January 13, 2022

RFP 2022-016 – Architectural Services
Diego Rivera Theatre Project

Professional Services

CITY COLLEGE OF SAN FRANCISCO

RFP # 2022-016
Architectural Services
ADDENDUM TWO
Dated: 01/13/22

ADDENDUM TWO

This is **ADDENDUM TWO**. You must confirm receipt of Addendum Two in your RFP response package by signing Attachment # D - "Addenda Acknowledgement Form". Failure to acknowledge receipt of this addendum may result in disqualification of your RFP response.

I. GENERAL CLARIFICATIONS:

Addendum 2 is being issued for the following clarifications, but not limited to:

1. The Space Array with approved Net Square Footage and Gross Square Footage is to be added to the RFP
2. Links to the STEAM DD Documents and the CCSF Facilities Design Standards have been added.
3. Responses to Questions received after Addendum 1 up to issuance of this addendum.

II. MODIFICATION TO THE DOCUMENTS:

1. Reference RFP 2022-016; Section III, Project Description;

a. **ADD** the following sentence to the end of Section III:

"Reference the Addendum 2 Space Array dated 2/25/21 for complete building program spaces and Assignable Square Footage. (Attached to Addendum 2.)"

b. **ADD** the following links to the first and second bullet at the end of Section III

- STEAM DD Approval Documents http://go.boarddocs.com/ca/ccsf/Board.nsf/goto?open&id=C5BQJE6544A6
- Design Standards https://archive.ccsf.edu/en/about-city-college/administration/vcfa/facilities_planning/Facilities/facilities-design-standards/facilities-design-construction-standards.html

III. QUESTIONS AND ANSWERS

1. **QUESTION:** The RFP states that if a firm is unable to meet the established SLBE goal, it must provide documentation of its Good Faith Effort to meet the goals (Appendix B

refers to a "Good Faith Effort Report"). Is there a specific form, or documented outreach, that the District would like to see?

ANSWER: Appendix B provides a link that takes you to the CCSF SLBE web page. A subsequent link provides the forms and instructions for completing the requirements. The SLBE Policy on the CCSF SLBE web page identifies what is included in the Good Faith Effort Report and the forms provide the template to complete the information.

2. **QUESTION:** Section VI.4c. Schedule**.** Can the schedule be provided as a fold-out, 11x17 document? If so, will it be counted as two pages toward the total maximum page count?

   ANSWER: An 11x17 fold out can be used in the hard copies as long as there is a pdf in the electronic copy. The 11x17 page for the schedule will be counted as an 8x11 page would be.

3. **QUESTION:** Section VI.8. Certification and Forms. This section refers to a "Certification of Department" to be completed as part of the submission. Can you clarify what this is, and/or provide the form or document to be completed?

   ANSWER: Disregard "and Certification of Department"

4. **QUESTION:** Based on California Government Code 1090, would [Consultants that have previously provided services on a prior iterations of this project] be precluded based on the previous intel they have of the project, work and relationship with the users, as well as the previous work done for the project giving them an advantage to complete the schedule proposed?

   ANSWER: Government Code section 1090 (“Section 1090”) prohibits independent contractors that serve in advisory positions and have the potential to exert considerable influence over the contracting decisions of a public agency from any involvement in their official capacity in a contract in which they have a financial interest. Consultants that have previously provided services on a prior iteration of this project do not exert considerable influence over the Board for the current selection of the Architect of Record for this agreement for architectural services so Section 1090 does not apply.

5. **QUESTION:** Will the District consider opening the prequalification to include Architects that were shortlisted for the previous Design Build RFQ and RFP for the Diego Rivera Theater project?

   ANSWER: No, prequalified firms from RFQ-166 Groups B and C will be considered.

6. **QUESTION:** Would the district allow a JV team consisting of at least one of the 2018 Prequalified architects from Lists B and C.

ANSWER: No, as provided in Addendum 1 Response, Only JV Teams in Group B and C from RFQ-166 will be considered.

7. **QUESTION:** Per the District's goals and RFP requirements is it acceptable if a consulting architect to the prime provide the theater expertise representative to support the Diego Rivera Theater?

   ANSWER: Yes, it is acceptable for a consultant to the Architect to provide the required Theater experience.

8. **QUESTION:** Please confirm that firms registered with the State of California Department of General Services as a California Small Business meet CCSF's definition/criteria for an SLBE

   ANSWER: Section 1.01 of the SLBE program confirms that firms listed as certified SLBEs with the State of California Department of General Services are eligible. Confirmed.

9. **QUESTION:** Will the District fully or partially use the program and design previously developed by the Design Build team or will start fresh with a new programming and design effort?

   ANSWER: Reference Addendum 1 for the board approved program. Included in this Addendum is a pdf of the Space Array. It is intended that we confirm the existing program and expected that the design effort start fresh.

10. **QUESTION**: Do the engineering subconsultants and the landscape architecture consultant need to be in the District's prequalification list?

    ANSWER: Subconsultants of the prime firm do not need to be on the District's prequalified list.

11. **QUESTION**: Will Cummings Cost Estimating be precluded from participating as a subconsultant?

    ANSWER: Yes, the District intends to retain Cummings services for their own estimating and reconciliation efforts. The successful firm will be required to use a separate third party estimator.

12. **QUESTION**: Should the proposed fee be based on a percentage of the $102,000,000 construction cost indicated in the RFP or on the 1300 to 1500 per square feet up to 77,000 gross also indicated in the RFP.

    ANSWER: Reference Section V.6. of the RFP. The District intends to award a single lump-sum/not-to-exceed contract for the scope described, and will not accept fees with the expectation that they be modified based on the eventual cost of construction. For

the purposes of evaluating the level of effort required to complete the design, firms may assume the construction costs at the upper end of the range provided in the RFP.

13. **QUESTION**: Can you please confirm whether or not we should have a geotech engineer on our team. In the pre-proposal meeting, there was a reference to CCSF wanting potential geotech work, such as borings that may be needed, to fall under the AOR scope of work. Typically geotechnical services are contracted directly by the client/owner.

    ANSWER: The District shall provide the Geotechnical Engineer of Record (GEOR) through a separate agreement with a third party. The District will provide past borings and soil classification in the general area of the project to the AOR for the purposes of informing future geotechnical studies specific to the building. They are by no means exhaustive. The AOR will be required to coordinate with the District's GEOR to request additional geotechnical information necessary to complete the Civil and Structural design. Additionally, it is expected that the architect will coordinate with along with the GEOR for the California Geological Survey submission.

IV. Attachments

1. Space Array Dated 2/25/21

END OF ADDENDUM TWO

CCSF DIEGO RIVERA THEATRE

2/25/21

SPACE PROGRAM SUMMARY

Addendum 2 Attachment 1 Space Array		CURRENT PROGRAM
Issued 1/13/2022		77,000 GSF
ID	Room Name	ASF
THEATER		
PATRON AMENITIES		
A.1	DOCENT / TICKET MANAGEMENT	169
A.2	Not Used	
A.3	Not Used	
A.4	MURAL LOBBY	5,250
A.5	CONCESSION	125
A.6	CONCESSION STORAGE	83
A.7	CATERING ROOM	200
A.8	BALCONY LOBBY	
A.9	CART CLOSET	49
A.10	FOH STORAGE	179
A.11	Not Used	
A.12	WOMENS TOILET - Main	
A.13	MENS TOILET - Main	
A.14	TOILET - Main, Gender Inclusive	
A.15	WOMENS TOILET - Balcony	
A.16	MENS TOILET - Balcony	
A.17	TOILET - Balcony, Gender Inclusive	
A.18	HOUSE MANAGER	102
	SUBTOTAL PATRON AMENITIES	6,157
AUDITORIUM		
A.19	AUDITORIUM (600-SEATS)	7,314
A.20	HOUSE RIGHT SIDE BOXES	151
A.21	HOUSE LEFT SIDE BOXES	151
A.22	BALCONY SEATING	0
A.23	HOUSE RIGHT SIDE BOXES (Balcony)	0
A.24	HOUSE LEFT SIDE BOXES (Balcony)	0
A.25	VESTIBULE - Auditorium, Front	79
A.26	VESTIBULE - Auditorium, Front	82
A.27	VESTIBULE - Auditorium, Main, Part.	225
A.28	VESTIBULE - Auditorium, Main	74
A.29	VESTIBULE - Auditorium, Balc. Front	56
A.30	VESTIBULE - Auditorium, Balc. Front	59
A.31	VESTIBULE - Balcony, Main	0
A.32	VESTIBULE - Balcony, Main	0
	SUBTOTAL AUDITORIUM	8,191

CCSF DIEGO RIVERA THEATRE

2/25/21

SPACE PROGRAM SUMMARY

STAGE & TECHNICAL AREAS		
A.33	STAGE	3,600
A.34	ORCHESTRA SHELL STORAGE	192
A.35	VESTIBULE - Stage, Upstage	37
A.36	VESTIBULE - Stage, Upstage	37
A.37	CORRIDOR - Stage Crossover	673
A.38	ORCHESTRA PIT	408
A.39	VESTIBULE - Pit	54
A.40	VESTIBULE - Pit	117
A.41	ORCHESTRA PIT STORAGE	150
A.42	Not Used	
A.43	Not Used	
A.44	VESTIBULE - Trap / C'wgt Pit	74
A.45	TRAP ROOM	455
A.46	VESTIBULE - Trap	116
A.47	TOILET - Backstage	63
A.48	STORAGE	50
A.49	STORAGE	37
A.50	RECEIVING / SCENE DOCK	1,010
A.51	"DIMMER" ROOM - Audit. & Studio	253
A.52	RACK ROOM - Auditorium & Studio	100
A.53	LIGHT CONTROL	148
A.54	STAGE MANAGER	90
A.55	AUDIO CONTROL	142
A.56	VESTIBULE - Control	36
A.57	VIDEO EQUIP	64
A.58	FOLLOWSPOT	259
A.59	VESTIBULE - Auditorium Catwalks	56
A.60	VESTIBULE - Auditorium Catwalks	59
A.61	DRESSING ROOM - 12-Person	412
A.62	WC - 12-Person Dressing Room	162
A.63	WC - 12-Person Dressing Room	162
A.64	DRESSING ROOM - 8-Person	202
A.65	WC - 8-Person Dressing Room	158
A.66	GREEN ROOM - theater & Studio	278
A.67	SCENE SHOP	2,076
A.68	SCENE SHOP PAINT FRAME	303
A.69	TECH OFFICE	420
A.70	SCENERY STORAGE	207
A.71	PROP STORAGE	275
A.72	LIGHT STORAGE	264
A.73	COSTUME SHOP	662
A.74	WASHING	73
A.75	DYEING	74
A.76	COSTUME OFFICE	158

A.77	COSTUME STORAGE/PRODUCTION SUPPORT/W	294
A.78	PIANO STORAGE	294
	SUBTOTAL STAGE & TECH AREAS	14,754
	TOTAL theater	**29,102**

CCSF DIEGO RIVERA THEATRE

2/25/21

SPACE PROGRAM SUMMARY

STUDIO theater		
PATRON AMENITIES		
B.1	STUDIO theater LOBBY	1,300
STAGE & TECHNICAL AREAS		
B.2	STUDIO theater (150-SEATS)	2,571
B.3	VESTIBULE - Studio, Audience	47
B.4	VESTIBULE - Studio, Audience	50
B.5	VESTIBULE - Studio, Actor	47
B.6	VESTIBULE - Studio, Actor	47
B.7	CATWALK VESTIBULE	114
B.8	STUDIO CROSSOVER	1,130
B.9	STUDIO ACTOR CIRCULATION	394
B.10	STUDIO STORAGE	293
B.11	AV STORAGE + WORKROOM	337
	STUDIO DIMMER ROOM	0
	STUDIO AMP ROOM	0
B.12	DRESSING ROOM - 6-Person	199
B.13	WC - 6-Person Dressing	152
B.14	DRESSING ROOM - 6-Person	190
B.15	WC - 6-Person Dressing	152
B.16	CONTROL ROOM STUDIO	457
	SUBTOTAL STAGE & TECH AREAS	6,180
	TOTAL STUDIO theater	**7,480**
REHEARSAL		
D.1	LARGE REHEARSAL ROOM	2,295
D.2	VESTIBULE - Large Rehearsal	69
D.3	VESTIBULE - Large Rehearsal	50
D.4	CHORAL ROOM/RECITAL HALL (100-SEATS)	1,750
D.5	VESTIBULE - Choral	60
D.5A	VESTIBULE - Choral	60
D.5B	STORAGE ROOM - Choral	200
D.6	INSTRUMENT / SMALL ENSEMBLE	898
	TOTAL REHEARSAL	**5,382**

CCSF DIEGO RIVERA THEATRE

2/25/21

SPACE PROGRAM SUMMARY

ELECTRONIC & BROADCAST		
G.1	RECORDING AREA	380
G.2	RACK ROOM	115
G.3	VESTIBULE - Recording	134
G.4	BROADCAST	225
G.5	ELECT. MUSIC PROJECT ROOM	317
G.6	ELECT. MUSIC CONTROL ROOM	74
G.7	ELECT. MUSIC PROJECT ROOM	75
G.8	ELECT. MUSIC PROJECT ROOM	75
G.9	ELECT. MUSIC PROJECT ROOM	65
	TOTAL ELECT. & BROADCAST	**1,460**
OFFICES & SUPPORT		
H.1	OFFICE	99
H.2	OFFICE	99
H.3	OFFICE	99
	TOTAL OFFICE & SUPPORT	**297**
OTHER		
J.1	SECOND FLOOR LOBBY	0
J.2	SECOND FLOOR LOBBY	0
J.3	Not Used	
J.4	Not Used	
J.5	INSTRUMENT CHECK OUT	1,044
J.6	INSTRUMENT LOCKERS	340
J.7	STORAGE - Building	90
J.8	SHOWER - LEED	65
J.9	LACTATION	49
	TOTAL OTHER	**1,588**
SUBTOTAL ASSIGNABLE AREA		**45,309**
TOTAL GROSS AREA		**77,025**
% EFFICIENT		**59%**