

**ANSWERS TO SUBMITTED QUESTIONS (ROUND 4)**

<b>Q#</b>	<b>RFP Reference</b>	<b>Question</b>	<b>Answer</b>
1	N/A	Given the amount of documents provided in Addendum 2, will the JCC revise the RFP due date? A 4-week extension would be preferred.	Please refer to Addendum 4 which has extended the RFP due date from 5/17/23 to 5/24/23.
2	N/A	The Criteria defines the extent of the project scope as two parcels totaling 4.10 Acres. The extent of off-site work to be completed by North Coast Railroad Authority is defined in the Off-Site_Improvement_Agreement.pdf and Off-Site_Improvement_Drawings.pdf provided in Addendum 2. What is the schedule for the off-site work to be completed? Will the selected DBE be required to coordinate the design team or contractor for the off-site work during design or construction of the Courthouse.	The schedule for the offsite improvement scope of work will be reviewed and discussed with the awarded DBE firm.
3	Addendum 2, Off-Site Improvement Drawings	According to the Index of sheets, this document should include Civil Drawings, Low Impact Development Drawings, Traffic Signal, Gibson Bridge, and Electrical Drawings. However, the current document only includes Civil Drawings. The Low Impact Development Drawings, Traffic Signal, Gibson Bridge, and Electrical Drawings are missing from the file. Please ensure that the missing drawings are included in the document.	This document only contains the Civil drawings. Additional drawings listed on title sheet are not available at this time.
4	Attachment 9 - Performance Criteria Documents:  <ul style="list-style-type: none"> <li>• Chapter 1 - Introductions; Section 1.1 - Executive Summary, Page 7</li> <li>• Exhibit 3 - Site Parameters and Utility Plan Diagram, Page 123</li> <li>• Exhibit 4 - Conceptual Site Diagram, Page 125</li> </ul>	Exhibit 3, Site Parameters and Utility Plan Diagram, indicates that the property line on E. Clay Street extends approximately 100 feet east from the intersection of Courthouse Boulevard and E. Clay Street. However, exhibit 4 - Conceptual Site Diagram suggests that the scope of work on E. Clay Street is limited to the intersection only. Additionally, Site Criteria on page 7 of Attachment #9 states that the scope of work for E. Clay Street extends only until the intersection of Courthouse Boulevard. Could you please confirm the scope of work for DBE on Clay Street?	Scope of work includes extension of Clay St. into project site, and will intersect with the extension of Courthouse Blvd.
5	N/A	Please confirm that the permanent fire sprinkler system or a temporary fire sprinkler system will not have to be active until building completion/sign off.	This will be determined and confirmed by the Authority Having Jurisdiction.

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6	Addendum 2, Updated Geotech Report	The data presented in Appendix E of the 2022 Geotechnical report includes a response spectrum that is inconsistent with code minimums. Should the DBE's geotechnical engineer use the 2022 CBC requirements including applications of minimums?	Please comply with current and applicable California Building Code requirements.
7	Attachment 7 - Sample Agreement; Section 15.3.1, Page 11	<p>The sample agreement page 11 point 15.3.1 states: "Design Build Entity, its Design Professionals, and its Subcontractors have carefully examined the Site and the adjacent areas, have suitably investigated the nature and location of the Construction Work, and have satisfied themselves as to the general and local conditions which will be applicable, including, but not limited to: (1) conditions related to Site access and to the transportation, disposal, handling, and storage of materials, including Hazardous Materials (if any); (2) the availability of labor, water, power, and roads; (3) normal weather conditions; (4) observable physical conditions at the Site and existing Site conditions, including size, <b>utility capacities</b>, and connection options of external utilities; (5) the surface conditions of the ground; (6) subsurface conditions based on reports provided by Judicial Council; and (7) the character and availability of the equipment and facilities which will be needed prior to, and during, the performance of Construction Work."</p> <p>Please confirm that this process is to occur after the selection of the DBE and no cost is to be included in the RFP for any utility upsizing that may be required in the future and cannot be determined at this time. DBE to include tie in only. Else please provide sizing for current utilities so we can perform initial analysis to ascertain if any upsizing will be required.</p>	Per Attachment 7 - Sample Agreement, Section 15.3.1, this would occur prior to selection and award of highest ranked DBE firm. Any utility upsizing would be determined at a later time if necessary during the Design Phase.
8	Request for Proposal, Section 7.3.3.3 - Qualifications of Key Personnel, Page 13	Project Planner – please define the differences between project planner and project manager. Can you please provide your understanding of a job description for the project planner. Does this person have to be distinct from the project management role?	Please refer to Attachment 7 - Sample Agreement, Exhibit A - General Conditions, Section 1.122 for Project Manager role definition. This is separate from the role of the Project Planner. Typically, a Project Planner would determine scope of work, develop work schedules, and provide cost estimating as needed.
9	Request for Proposal, Section 2.5.2.1.1, Page 5	Section gives the impression that there is a validation phase. However, Agreement Exhibit D does not include a validation phase nor a deliverable for a validation phase. Can the JCC confirm that a validation phase is excluded?	Validation phase is not listed, however, there will be design review submittals at each design review increment.

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10	Request for Proposal, Section 7.3.4.2.1, Page 16	A reference is made to Attachment 5. However, Attachment 5 is not used and, therefore, not included as part of the RFP. Can the JCC confirm that, starting with Section 7.3.4.2.1, all references to Attachment 5 should be stricken out?	Please refer to Addendum 4. All references to Attachment 5 have been removed from the RFP accordingly.
11	California Trial Court Facilities Standards 2020, Section 12.D.1 - Earthquake, Page 12.4	Per the 2020 CTCFS Section 12.D.1 the JCC may designate specific buildings to be designed for enhanced seismic performance. Can the JCC confirm that this building's structural components are to be designed for normal seismic performance.	Awarded DBE firm shall comply with current Building Code to meet site specific seismic requirements.
12	Attachment 9 - Performance Criteria Documents; Chapter 10 - Threat and Vulnerability Report	Since at this stage the threat assessment report cannot be shared with responders, in the interest of assuring a level playing field, should the JCC instruct all responders to not include items related to mitigation of threats in their cost proposals?	Threat Assessment Report generated by Judicial Council Security Coordination Unit assigned the site a risk level of "low". No additional mitigation of threats needed at this time.
13	Attachment 9 - Performance Criteria Documents	Is one courtroom required to be located on level 1 per the criteria documents or is there flexibility within the blocking and stacking to achieve planning more closely aligned with California Trial Court Facilities Standards?	The Court requested to have (1) Courtroom located on Level (1) during the Criteria Development Phase. This will be revised and confirmed during the Design Phase.
14	Attachment 9 - Performance Criteria Documents	Will an updated tGMP cost and form be issued that takes into account addendum information, flood mapping requirements, etc?	An updated TGMP will be issued as part of a forthcoming addendum.
15	Attachment 9 - Performance Criteria Documents	Space Program provided in excel format lists a GSF of 78,010 and a grossing factor of 1.40, Attachment 9 lists 80,669 GSF and a grossing factor of 1.45, and the TGMP form shows 77,887 GSF. Please advise the target building GSF and provide an updated tGMP form to reflect this SF.	Please see response to Question #14.
16	Request for Proposal	In light of the information received in Addendum 2, and our team's desire to provide you with a thoughtful and achievable target GMP, will the JCC consider extending the proposal date at least one week? This will allow teams to incorporate any answers that may come from this last round of RFI Questions (those due today).	Please see response to Question #1.