

ANSWERS TO SUBMITTED QUESTIONS - ROUND 1

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
1	Please provide the architectural Revit file.	General	The architectural Revit file will not be provided as part of the RFP. The DBE teams shall utilize the RFP .pdf files.
2	Sheets A2.01 – A4.07 include notes 9.32 and 9.33 calling for manual window shades. Specification Section 12 24 00 includes both manual and motorized shades. As noted by DSA on other recent State projects, CBC 11B-309.4 and 11B-205 require hardware to be operated with a closed fist, maximum 5 lbs. force, and within accessible reach. Due to the unavailability of a manually operated shade product that can be operated with a closed fist, please confirm that motorized shades will be used throughout the project in lieu of manual shades.	Drawings Sheets A2.01, A4.01, A4.02, & A4.07. Specification Section 12 24 00	The project is to provide manual shades throughout the building with the exception of two spaces where motorized shades are required. This is why Specification Section 12 24 00 includes both manual and motorized shades. The quoted CBC sections are not applicable since all the spaces requiring shades are either employee workstations or have only employee access or control. Manual shades to be operated only by staff or maintenance personnel under 11B-205 Exception 1.
3	Note 10.04 on Sheet A2.01 states "Blast-Resistant room, S.S.D". Nothing appears to be showing on the structural drawings to correspond to that note. Please confirm that note 10.04 applies as shown on the architectural documents and please provide corresponding structural details.	Drawings Sheet A2.01, Note 10.04	For compliance with the Project's Risk Assessment, Performance Criteria Section 9.2.9 and Sheet S002 notes establishes Blast criteria for the building design. Some qualitative details have also been included in the drawings (Sheets S201.A and S201.B) such as hardening columns by encasing in concrete. Per this Criteria, the Mail Room / Loading & Receiving (8.02) shall be designed and constructed by the Design Build Entity (DBE) with a "hardened interior structure for 5 pounds TNT equivalent" where a 25-foot distance to occupied space is not provided which is the intent of Note 10.04 on Sheet A2.01. Sheet A2.01 has been updated to designate the interior walls that are required to be hardened to meet the blast criteria; refer to Addendum No. 2. DBE to design and detail the interior structure to conform to the Structural Blast Criteria of the RFP.

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4	There's a contradiction between the enlarged plans and Criteria Narrative for the partition types at Attorney offices, conference rooms, and Library areas . Walls are called out be A3NPX walls - full height, one layer of gyp on each side, no insulation. Section 16.4 Partition Assignments in attachment 9 calls for offices to be STC 45 to STC 50, and room data sheets call for all offices and hallways to be STC 50-STC55. Please confirm if the acoustical criteria is to be followed per the floor plans or the Room Data Sheets. Wall call-out A3NPX does not achieve an acoustical rating of STC 50.	Attach 9 - Performance Criteria Documents (page 246-247) Drawings: Enlarged plans at offices and conference rooms	Per Chapter 16, Section 16.4, Offices adjacent to similar noise sensitive spaces should have partition assemblies with STC 45. Offices adjacent the Courtroom or similar should have STC 50, and corridor walls with a door should have STC 35. The enlarged plans referenced the incorrect partition type (A3NFX). Sheets A4.01, A4.02, A4.04, 4.06, and A4.07 have been corrected to correct the partition type to A3NPX that per Sheet A6.01 is full height, has acoustical insulation, and is noted for an STC 45. Refer to Addendum No. 2 for revised sheets A4.01, A4.02, A4.04, A4.06, and A4.07.
5	Performance Criteria sections 8.2.5 and 9.2.6 indicate Type II-B construction with 0 hr. rated structural frame and 1 hr. shafts. CBC 707.5.1 requires “The supporting construction for a fire barrier shall be protected to afford the required fire-resistance rating of the fire barrier supported.” Based on previous projects, the OSFM will require the entire structural bay, plus 12” extension per CBC 704.6, to be fire rated/fireproofed. Drawings G2.11 and G2.12 show multiple locations where fire barriers are required. Please confirm that structural bays that include fire barriers are required to be fire rated/fireproofed in accordance with CBC 707.5.1.	Performance Criteria sections 8.2.5 and 9.2.6	A graphical notation and key note has been added to Sheets A2.01 and A2.02 to indicate fireproofing of structural members and fire block at structural bays extending 12-inches beyond location of rated walls. Refer to Addendum No. 2 for revised Sheets A2.01 and A2.02.
6	Specification Section 33 10 00 2.19 refers to Section 26 42 00 for cathodic protection which is not included. Per the geotechnical report, the soil is only moderately corrosive. Please confirm that cathodic protection is not required.	Specification Section 33 10 00 2.19 refers to Section 26 42 00	Cathodic protection is not required. Refer to Addendum No. 2.
7	Specification Section 07 54 20 2.2 A.4 indicates “Provide tapered insulation as required to ensure positive ¼” per foot slopes to drains. Performance Criteria Section 7.7 for Roofing System indicates " Low-sloped roofs shall provide a minimum slope in accordance with the manufacturer’s warranty for the specified roof system, but a slope of ¼” per foot measured along the valleys shall be the minimum required slope to drain." The 1/4" per foot slope at the valleys leads to excessive 1/2" per foot for the main roof slope, increasing insulation thickness and parapet height. Providing the main roof slope with min ¼” per foot is in accordance with the manufacturer’s warranty for specified TPO roof system. Please confirm the main roof slope with min ¼” per foot is acceptable.	Specification Section 07 54 20 2.2 A.4	There is no conflict between Section 07 54 20 2.2 A.4 and Performance Criteria Section 7.7; the criteria documents are complimentary. Performance Criteria 7.7 is further defining how and where to measure the minimum ¼” per foot slope to drain. It is not acceptable that the main roof slope have a minimum ¼” per foot if the slope measured along the valleys slope exceeds the minimum required slope to drain of ¼” per foot.

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8	Performance criteria Section 3.2.3 indicates a coffee counter with undercounter refrigerator, sink and upper cabinet at Judicial Assistant Workstation and Support spaces. Based on the configurations shown on drawing A2.02, it does not appear that there is any storage provided within accessible height per CBC 11B-811. Please clarify if additional lower casework storage is required to be added to comply with CBC 11B-811.	Performance criteria Section 3.2.3	Detail 4/A4.14 for a typical Assistant Workstation elevates the coffee counter. A single shelf with hidden supports has been added above the sink within the allowable reach range in compliance with CBC 11B-308.3.2. Performance Criteria Section 3.2.3 has similarly been revised to reflect the shelf in lieu of upper cabinets. Refer to Addendum No. 2.
9	Several references have come up in Attachment 9 of the RFP in regards to the JCC Risk Assessment Report. The full report is not in the RFP documents. Please provide.	RFP Attachment 9 - Section 2.3	The Project specific Risk Assessment Report will not be provided. All "Necessary Security Measures" resulting from the Report's Findings have been incorporated into RFP Attachment 9.
10	<p>Attachment 9 Structural System Design Criteria Narrative Section 9.1 indicates "The structures will be designed to meet the requirements of the California Building Code (CBC) 2022 Edition and the draft California Trial Court Facilities Standards (CTCFS) 2020 edition." While this project is not a Trial Courthouse, the design team interprets this to mean that the structural design is intended to follow the 2020 CTCFS. Please confirm this approach is acceptable. Additional implications are as listed below:</p> <p>1. Please clarify which specific portions of the draft California Trial Court Facilities Standards (CTCFS) 2020 edition apply to the project.</p> <p>2. Blast threat locations and magnitudes are provided in Section 9.2.9 of Attachment 9 Performance Criteria and Bridging Documents. However, threat locations and magnitudes must be supplemented with member blast performance limits to properly design the courthouse to resist blast loads. Required blast member performance criteria and other supplementary blast information, such as load caps, are provided in the 2020 California Trial Court Facilities Standards (CTCFS). Additionally, per Section 9.1 of the Performance Criteria and Bridging Documents, the structural and blast requirements developed in the bridging phase reference the 2020 CTCFS. It is our understanding that the blast design intent is to supplement the provided blast threat locations and magnitudes from the bridging documents with blast performance limits and load application requirements from the 2020 CTCFS. Please confirm that this approach is acceptable.</p>	RFP Attachment 9 - Section 9.1	<p>This project is not for a Trial Court; therefore, the California Trial Court Facility Standards (CTCFS) is not applicable which is why the CTCFS has not been included as part of the RFP, Attachment 9. Performance Criteria and Bridging Documents.</p> <p>Attachment 9, Chapter 9 Structural Design Criteria Narrative will be revised to remove references to the CTCFS and to add any supplemental criteria and blast information that is necessary to sufficiently define the requirements of the structural design for this project. Refer to forthcoming addenda.</p>

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11	Attachment 9 – Performance Criteria, Plan sheets C-1.2, C-2.0 and C-4.0 shows an existing SDMH by the driveway entrance South-East of the building, but does not depict if it is to be demolished or remain. Attachment 8 – As-built drawings does not provide information for this SDMH and adjacent SDCB. Please provide as-built drawings for this SDMH and existing SD pipe routing. Confirm if this SDMH structure and associated piping is to remain or be demolished.	Attachment 9 – Performance Criteria	<p>Sheet C2.0 has been revised to require the demolition and removal of the referenced SDMH and updated the Legend Note to define the extent of removal, including the associated piping. Refer to Addendum No. 2.</p> <p>RFP, Attachment 8 As-Built drawing P-1 does show some historical SD routing of which some SD elements remain and some have been since relocated within the site. Refer to RFP, Attachment 9, Sheet C-1.2 for the existing SDMH rim elevation and inv. in and out and the existing SDDIs and SDCBs rim elevations and inv. out. Between these referenced sheets there appears to be sufficient information for the DBE.</p>
12	Performance Criteria, Plan sheet L1.00 shows (9) bike racks for 18 bike parking spaces to be installed on a concrete sidewalk surface North-East of the new building. There is another call out for (4) additional bike racks on the planting area directly adjacent to the other (9) bike racks. Please confirm if the (4) additional bike racks are required and confirm location.	Attachment 9 – Performance Criteria	The “(4) Bike Racks, 8 Bike Parking Spaces” are not required. The call out will be removed from Sheet L1.00 in forthcoming addendum.
13	There is an existing sign that reads “SUPERIOR COURT, SUNNYVALE COURTHOUSE” in the landscaping area South-East of the property, which seems to be depicted in plan sheet AD1.01. RFP documents do not provide direction on what to do with this sign. Please confirm if this sign is to be demolished, removed and salvaged, or protected in-place.	AD1.01. RFP documents	The sign is to be removed, including foundations. Sheet C-2.0 has been revised. Refer to Addendum No. 2.
14	Plan sheet C-2.0 depicts a brick planter area just south of the site to be removed and returned to the owner. There is lettering on the short brick wall showing name of building and address. Confirm if both the bricks and the lettering need to be salvaged and return to owner.	Attachment 9 – Performance Criteria	Neither the bricks or the lettering are required to be salvaged or returned to the owner. The note on Sheet C-2.0 has been corrected. Refer to Addendum No. 2.
15	There is a tall light post on the center island within the planting area on the east closer to the south-east parking area. Attachment 9 – Performance Criteria, Plan sheets do not depict this tall light post and RFP documents do not provide direction. Please confirm if this light post is to be removed or protected in place.	Attachment 9 – Performance Criteria	The existing single head light standard described provides lighting of the primary access drive to the property. The light standard is required to remain and be protected in place, including the associated electrical service. Refer to Sheet C-2.0 in Addendum No. 2.

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16	Currently there are two concrete pathways on the west of the site to access the area of the property line behind the metal picket fence to be replaced. There are gates for each pathway for access as depicted in sheet C-1.2. New site design as shown in L1.00 and A1.01 does not depict the pathway nor the gates for access to the other side of the new metal picket fence. Confirm if a pathway with gate access is required to be maintained through the new metal picket fence.	Sheets C-1.2. L1.00 and A1.01	No pathway or gate access is required through the new metal picket fence.
17	Attachment 8 – Project Documents, F31 Hazardous Assessment Report section 5.2 and 5.3 make a reference to Table 2 and Table 3 in Appendix A. These tables are not provided in the document. Please provide Table 2 and Table 3 of Appendix A from the Hazardous Assessment Report.	Attachment 8 – Project Documents	Tables 2 and 3 have been added to Appendix A of the Hazardous Materials Survey Report included in Attachment 8 and re-issued in Addendum No. 2
18	Please provide the Record Drawings of All America Way and El Camino Real.	General	Neither All America Way or El Camino Real are Judicial Council property and the Judicial Council does not have Record Drawings. Refer to Attachment 8, Project Documents for Alta Survey.
19	The Risk Assessment referenced in the Attachment 9 - Performance Criteria Documents does not appear to be included with the RFP documents. The Risk Assessment is required to understand and meet the physical security design intent for the blast, ballistic, and vehicle impact mitigation. Please provide the Risk Assessment document.	Attachment 9 - Performance Criteria Documents	The Project specific Risk Assessment Report will not be provided. All “Necessary Security Measures” resulting from the Report’s Findings have been incorporated into RFP Attachment 9.
20	Per attachment 9 Section 12.2 Electrical Systems, the DBE is to provide a cost allowance for a PV and BESS system. Designing and sizing this system (including the support structure) will require quite a bit of coordination and design work to come up with a stipulated sum line item. It will be impossible to compare "apples-to-apples" between the DBE's. Will the JCC consider providing a fixed allowance for all DBE's to include in line 39a "JCC Allowances" of the target GMP form?	PV System	The reference to “cost allowance” was in error and has been deleted. RFP, Attachment 9, Chapter 12. Electrical System Design Criteria Narrative has been revised accordingly and the minimum criteria of the PV system to be included in the project has been defined. The criteria for the BESS system, if required by code, has similarly been clarified. Refer to Addendum No. 2.
21	Reference is made to the CHP office requiring close proximity to a private staff restroom in section 3.2.1 "California Highway Patrol" item "b". The current floor plans do not have this accounted for. Please confirm that the design team is to incorporate this restroom and can modify the "bridging" floor plan to accomplish this.	RFP Attachment 9 - Section 3.2.1	A staff restroom will not be required for CHP in close proximity to the CHP office. Section 3.2.1 will be revised and included in Addendum No. 2.
END OF QUESTIONS AND ANSWERS			