

ANSWERS TO SUBMITTED QUESTIONS - ROUND 3
(QUESTIONS 58- 82)

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
58	<ul style="list-style-type: none"> • Section 11.2.1 mentions JCC will be responsible for all municipal charges for permanent utilities. 11.3.1 mentions DBE is responsible for all costs relating to permits that are required by the county and city. Will JCC be responsible for any city and county permit fees for permanent work outside of property line that may be required such as permanent encroachment fees, easements, or permanent traffic upgrades that may be required? • Please confirm if the JCC is covering utility hookup usage fee's or is there a planned allowance for all DBE's? 	Att 7 - Sample Agreement Section 11.2.1, 11.3.1	<p>The DBE is responsible for all assessments and fees related to encroachment permits for temporary and permanent work outside of the property line, including associated traffic control planning and requirements by the jurisdiction (City and CalTrans). The Judicial Council is currently working with the City to acquire an easement across City property for the sewer lateral connecting in All America Way and there is no responsibility by the DBE in this regard. The Judicial Council is not aware of any permanent traffic upgrades required of the Project.</p> <p>As stated in Section 11.2.2 and 11.2.3, the Judicial Council will pay <u>final</u> utility assessment and connection fees ("utility hookup fee"), including inspection fees and other municipal charges for <u>permanent utilities</u>. Although not specifically listed, any fees for plan review and approval from the City's Solid Waste Management and the City Fire Department will be paid by the Judicial Council. However, the DBE is responsible to pay for <u>all temporary utility connection fees and usage costs during the course of the Work</u> per Section 01 50 00- Temporary Facilities and Controls.</p>
59	The sample agreement section 9.4.3 and 13.10.11 calls out peer reviews during design. Please confirm the peer reviewers are to be the project participants as listed in Attachment 9 performance criteria bridging documents section 1.2 for project participants.	Att 7 - Sample Agreement Section 9.4.3 and Attachment 9 Performance Criteria Bridging Documents Section 1.2 (Project Participants)	No. The Project Participants listed in Section 1.2 are those from the Judicial Council, Court and the Criteria Architect who were directly involved in the development of the Performance Criteria and does not represent all entities who will be involved in Peer Reviews for the Project in subsequent phases. Peer Reviews as described in the Agreement, Exhibit A General Conditions will additionally include representatives from the Judicial Council's QC Unit, Security Unit, Sustainability Unit, and Operations Unit as well as Appointed Peer Reviewers and any other necessary Peer Reviewer(s) applicable to the Project for system disciplines and by Applicable Code Requirements and/or AHJs.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
60	The sum of available points for EH-1 through EH-13 is indicated as 60, but they add up to 59. To which enhancement should the additional point be applied?	Attachment 4 - Proposal Scoring, Section E. Enhancements	EH-5, Additional Security Cameras at 2 nd Floor Private Corridors has been corrected from 4 pts to 5 pts. Refer to Addendum No. 4.
61	In addition to renderings and/or pictures necessary for describing enhancements within Tab 5, may we use an 11x17 page for the organizational chart in Tab 2. 7.3.2.2.?	Addendum 1 - Section 7.2. (page 12)	Yes, 11x17 pages would be allowed for the Organization Chart.
62	In an effort to be compliant with the page limitations set forth, and provide the JCC with a Project Specific Quality Control Plan, would it be acceptable to include an abbreviated version of our plan in the primary document which responds to each of the prompts and then provide a link to the complete Plan? Alternatively, we could provide this Plan in the form of an appendix.	RFP Section 7.3.3.1.6. Quality Control Plan	Yes, the DBE may include an abbreviated version of the DBE's Quality Control Plan, responding to the RFP stated prompts in the DBE's proposal and include the complete Quality Control Plan as an Appendix outside of the page limitation.
63	Can the JCC provide a preferred Excel template for this?	RFP Section 7.1.1.4 – Life Cycle Analysis	RFP Section 7.1.1.4 is defining Tab 4 of the DBE's Proposal. Per RFP Section 7.3.4.2 Life Cycle Cost Analysis, DBE is requested to submit a narrative responding to the the DBEs approach for this project and to provide a sample Life Cycle Cost Analysis developed for another public procurement. The requested "sample" should be as developed for the example project and not re-worked into the JCC's template. This "sample" may be provided as an Appendix to the DBE's proposal and outside of the page limitation.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
64	<p>Reference RFP 7.3.5.5.1 EH-12. To ensure alignment on modeling requirements, we would appreciate clarification regarding the statement: “20% better than Title 24.” Specifically, we have the following questions:</p> <p>1) Which version of Title 24 should this target be based on?</p> <ul style="list-style-type: none"> • Title 24, 2022 is the current version of the California Building Energy Efficiency Standards, effective as of January 1, 2023. • The next version, Title 24, 2025, is scheduled to go into effect on January 1, 2026. <p>Please confirm which version the project is targeting for compliance.</p> <p>2) Which performance metric should the 20% improvement be based on? For instance:</p> <ul style="list-style-type: none"> • Energy efficiency of the model compared to the Title 24 standard model without PV and battery • Energy efficiency of the model compared to the Title 24 standard model with PV and battery • Source energy, which reflects energy consumption at the power plants and associated greenhouse gas emissions <p>3) Is particular reason a 20% improvement is suggested? And If we cannot get to 20% improvement within the stipulated sum, is there still value to you to have some improvement?</p> <p>Your clarification on these points will help us ensure the energy model is developed in line with your compliance and performance expectations.</p>	RFP Section 7.3.5.5.1 EH-12	<p>For EH-12:</p> <p>1) DBEs shall use the current version of the California Building Energy Efficiency Standards, 2022 Title 24.</p> <p>2) DBEs shall base the performance metric on Energy Efficiency of the model compared to the Title 24 Standard model without PV and battery.</p> <p>3) The Judicial Council attempts to target 15% increased energy efficiency for all their projects. An improvement of 20% would exceed this target. Yes, there is still value to have at a minimum 15% improvement or any level of improvement stated.</p>
65	<p>LCC - We would like to better understand the level of effort that is expected for Enhancements Life Cycle Cost Analysis. Considering the 25 page limit for the enhancements, would a high level LCCA, demonstrating the benefits vs drawbacks of an enhancement as they relate to life cycle cost, be sufficient during the RFP phase knowing that we will perform a complete LCCA during the actual design-Build Phase.</p>	RFP Section 7.3.5.2.8	<p>LCCA benefits analysis is an economic assessment of an item, system or facility over an economic life and the LCCA will be useful to the Judicial Council in evaluating an enhancement and "value" to the Judicial Council. There may be some Enhancements either proposed by the Judicial Council or the DBE that a high level LCCA analysis is appropriate, whereas others could require a complete LCCA analysis or an LCCA analysis is not applicable.</p>

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
66	Building Risk Category: The building structural documents list that the building is Seismic Risk Category III. The Code section of the bridging documents list the building as Risk Category II. Our understand is that there are no holding cells, and thus we would not be required to be Risk Category III, so we could default back to Risk II. Is it a project requirement to be Risk Category III as the structural drawings showed, or is this a design choice?	Criteria Documents	Per CBC, the Project qualifies as a Risk Category II building. Chapter 9. Structural Systems Design Criteria Narrative and Sheet S002 has been updated. Refer to Addendum No. 4.
67	Deck Types at the Roof and Penthouse: Is there any owner requirement to keep the concrete shown on both the penthouse and main roof?	Criteria Documents	The Judicial Council (Owner) does not have any requirement for a concrete roof deck. The DBE shall propose a roof assembly to comply with the CBC rating and Project requirements including, insulation, thermal comfort, lifespan, etc.
68	<p>The specifications are calling for galvanized painted steel frames at the ballistic rated exterior windows and doors (Section 2.1.D). This is an unusual spec as this is typically done with rated aluminum framing in courthouses when specified.</p> <p>Attachment 9 Chapter 7 refers to level III ballistic glazing in several locations but makes no mention of the associated framing.</p> <p>Please clarify the ballistic resistance requirements for window and storefront door framing.</p>	Spec 11 18 50 Ballistic Resistant Construction	Specification Section 11 18 50 has been updated for aluminum framing at the ballistic-rated exterior windows. Refer to Addendum No. 4.
69	Section 14.2.3-iv states that in the MDF/IDF/Telecom rooms the floors and ceiling slabs shall be designed to provide a minimum two-hour fire rated barrier, regardless of location. The floor plans are currently not showing any rated walls or ceilings in these spaces. Also, these spaces are not typically required to be rated per code. Please confirm whether the DBE's are to proceed with the requirement in section 14.2.3.	Performance Criteria Att 9 Section 14.2.3 - iv, Drawings	Chapter 14. Telecommunications Program Narrative has been re-reviewed by the Judicial Council and has been significantly revised to align with the project requirements and will be re-issued in Addendum No. 4. The 2-hour fire barrier requirements for the MDF and IDF rooms have been removed, but the requirement that MDF and IDF interior walls be provided with a 1-hour fire rated partition remains in accordance with Judicial Council standards, Sheets A2.01 and A2.02 have been updated. Additionally, code requirements for the ERRCS have been clarified in Chapter 14 related to location within a 2-hour rated room, cabling, and power. Refer to Addendum No. 4.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
70	<p>Section 12.2.2 of the criteria calls for Elevators and associated loads, fire alarm and sliding doors when part of egress path being backed up by IT UPS system. The Criteria one line (E4.01) shows the elevator coming off the main switchboard (not the UPS). The elevator is not required by code to have back up power in a 2-story building. Section 12.2.2 of the criteria calls for the fire alarm to be on the lighting inverter.</p> <p>Please confirm the following:</p> <ol style="list-style-type: none"> 1.A central inverter, in compliance with NFPA 111, will provide emergency power for egress lighting, exit signs and egress door power, where applicable. 2.The fire alarm/EVACS system will have an integral battery to provide the required 24-hour backup. 3.The ERRCS system will have an integral battery to provide the required 12-hour backup. 4.The UPS system is only required to serve IT and Security Electronics equipment, which are optional standby loads, and NFPA 111 compliance is not applicable. 5.Elevators are not required to have standby power and will not be served by the emergency power inverter or optional standby UPS. 	Section 12.2.2 Criteria one line (E4.01)	<ol style="list-style-type: none"> 1. Confirmed 2. Confirmed 3. Per Addendum No. 2, Performance Criteria Chapter 12, section 12.2.2.1, the ERRCS system will have its own UPS system that provides 12 hours of power per Judicial Council requirements. 4. Confirmed 5. Confirmed. It is required, however, that at a minimum the elevator is provided with a battery lowering device so the elevator can go down to the 1st floor during loss of power. Battery lowering device to be specified and provide by the elevator consultant/vendor.
71	Section 10.3.2 says, the Building Management System (BMS) is to be tied into the existing Johnson Controls campus-wide control system. Please confirm the intent / extent of this interface. Also, Johnson Controls is not listed in for the applicable BAS providers identified in 23 09 00 Paragraph 2.1. Please confirm the acceptable BAS manufacturers.	Attachment 9; Section 10.3.2 & Performance Spec 23 09 00 (Paragraph 2.2)	The reference to tying into an existing Johnson Controls campus-wide control system was in error. The project is a new standalone building that will be providing a dedicated Building Management System (BMS). Suggested controls system manufacturers are included in Section 23 09 00. Section 10.3.2 has been revised. Refer to Addendum No. 4.
72	Section 14.2.3 paragraph c. iii states to size the MDF heat loads (btu/hr) based on 75 W/sqft which is 22.5kW for the allotted 300sqft room. Drawing M0.02 reflects a 2 fan coils sized for 17.4 MBH each (which is +/-10.2kW of capacity). Please confirm the intent.	Attachment 9; Section 14.2.3 & Drawing M0.02	The fan coils shown on Drawing M0.02 were based on preliminary sizing of telecom equipment and estimated room heat loads. These load estimates shall be developed further as the building design progresses and the load shall be confirmed as equipment is determined and must meet or exceed the equipment manufacturer's requirements. Section 14.2.3, paragraph c has been revised. Refer to Addendum No. 4.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
73	Section 14.2.3 paragraph b. x & xi states that the MDF should have a clean room type T-bar ceiling and have a clearance from floor slab to ceiling of 14ft minimum. The current drawings do not reflect compliance with this. Please confirm intent.	Attachment 9; Section 14.2.3	Chapter 14, Section 14.2.3, paragraph b. x & xi has been removed. No ceiling is required in either the MDF or IDF rooms. Additionally, 14.2.3 paragraph b.xiii and 14.2.4 paragraph f.xii has been removed; a vapor barrier is not required to be incorporated into the walls of the MDF or IDF rooms. Refer to Addendum No. 4.
74	Section 14.2.4 paragraph g. vi states to size the IDF heat loads (btu/hr) based on 75 W/sqft which is 10.5kW for the allotted +/-140sqft room. Drawing M0.02 reflects a fan coils sized for 17.2 MBH each (which is +/-5kW of capacity). Please confirm the intent.	Attachment 9; Section 14.2.4 & Drawing M0.02	The fan coils shown on Drawing M0.02 were based on preliminary sizing of telecom equipment and estimated room heat loads. These load estimates shall be developed further as the building design progresses and the load shall be confirmed as equipment is determined and must meet or exceed the equipment manufacturer's requirements. Section 14.2.4, paragraph g has been revised. Refer to Addendum No. 4.
75	Drawing M0.2 calls for each Air Conditioning Unit fan to have its own VFD. As an example RTU-1 would have a total of 8 VFDs (1 for each supply and return fan). Section 10.3.1.11 states that there should be a redundant VFD. Is the intent to have a redundant VFD for each fan? Using the RTU-1 example, this would be a total of 16 VFDs?	Attachment 9; Section 10.3.1.11 & Drawing M0.02	No redundant VFDs are required. Chapter 10, Section 10.3.1.11 has been updated accordingly. Refer to Addendum No. 4.
76	Drawings A3.22 reflects a building floor-floor height of 14ft total for each level. Based on the structural (@ 27" deep beams) and Reflected ceiling drawings (@ 10ft ceilings) there is limited interstitial space allotted for the overhead services. Please confirm if the preference is to raise the building floor-floor height (are there any imitations?) or lower ceiling heights to address problem areas / constraints.	Drawing A3.22	The Criteria document drawings are only progressed through 100% Schematic Design and as stated in Chapter 7, Section 7.9 there are items that require further development and coordination by the DBE to facilitate resolution as the design progresses through the Design Development (DD) Phase and into completion of Construction Documents. This is one of those areas that requires further development and coordination by the DBE. The preference is to retain the overall building ground Finish Floor (FF) to roof deck height, if possible, for reasons related to cost and other code triggers. Coordination between the DBE's architect, structural and mechanical engineers should be expected in DD and variable floor-to-floor height at each level to respond to ceiling heights, structural and mechanical system may be considered. Ceiling heights may not be reduced.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
77	The zone boundaries shown on M1-01 and M1-02 do not appear to be fully in sync with the architectural backgrounds. Please confirm we have flexibility in adjusting the zones to meet the standard of care for similar facilities.	Drawing M1-01 & M1-02	The zoning plans have been updated accordingly to match the backgrounds. Mechanical zoning may be adjusted accordingly to meet facility needs, but the following guidelines shall be followed: <ul style="list-style-type: none"> • Each conference room/common area type space to be a single zone. • No more than 3 offices to a single zone. • Corner offices or rooms with more than one sun exposure to be on their own zone. Refer to Addendum No. 4 for updated mechanical drawings.
78	The exterior elevations on A3.00 do not appear to reflect/identify the large Rooftop AC unit and the associated large rooftop ductwork that runs along the East perimeter of the building. Please confirm if the intent is to have this exposed or if project funds should be allocated to help screen the elements.	Drawing A3.00 & M2-03	Although not shown on Sheet A3.00 Exterior Elevations, Mechanical roof screens are required and shown on Sheet A2.03 Floor Plan - Roof and by key note 1.20. A performance specification 07 47 00 Metal Roof Screens has also been provided.
79	The roof drain count on A2.03 (qty 14) is not in sync with the roof drain count (qty 4.) on P2-02. Please confirm the intent and provided the updated drawings as applicable.	Drawing A2.03 & P2-02	Plumbing drawings have been updated and coordinated with architectural. Refer to Addendum No. 4.
80	Drawing P2-03 does not reflect the use of roof receptors for condensate drainage. Please confirm if condensate can dump to the storm drainage system or if roof receptor need to be added.	Drawing P2-03	Roof receptor for condensate discharge for mechanical unit on the roof have been added to plumbing drawings. Condensate shall be discharged to drywell or indirect waste that is connected to sewer, per City of Sunnyvale. Condensate is not allowed to terminate on storm drain system. Refer to Addendum No. 4.
81	Section 27.4 for the DVBE participation goal calls out a DBVE goal of 3%. Please indicate if the 3% is to be calculated based on the cost of the work or the total contract amount.	Att 7- Sample Agreement Section 27.4	The 3% DVBE goal is based on the Total Contract Amount.
82	Will there be any "forced entry" requirements at exterior façade elements IN ADDITION to what is required for ballistics and / or blast protection?	General	There are no "forced entry" requirements defined by the project's Risk Assessment. The access control system shall monitor doors, hatches and operable access points.
END OF QUESTIONS AND ANSWERS			