

ANSWERS TO SUBMITTED QUESTIONS

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
1	Per the RFP we do not need specific permission to examine the project site. Could you please confirm if we are permitted to take 3D drone photos of the site?	RFP, Page 9, Section 5.5	No, Design Build Entities are not permitted to operate drones in, on, or above the Project Site or Judicial Council property.
2	Are our design-build team members considered part of the DBE in this context (i.e. our architect, structural, civil, design-build trade partners, etc)? Or do we need to have them sign an NDA to access these documents?	JCC Security Systems Design Criteria Guidelines Risk Assessment for Fort Ord Courthouse, Monterey County	Each Design Build Entity member (architectural, structural, etc.) needing to access the confidential documents should execute an NDA.
3	Can the password be provided for the "Target GMP" worksheet (in order to unprotect it)?	Attachment 2	No. The excel version of the TGMP Preparation Form is only partially protected and protects those cells that are not intended to be edited. All cells intended for editing are highlighted and are open for editing.
4	Confirm that the only pricing related forms to fill out are Attachment 1 and 2.	Attachments 1 and 2	Attachments 1 and 2 are the only price related forms for the Design Build Entity to complete; provided, however, that only Attachment 1 (<i>Price Proposal Forms & Instructions</i>) constitutes the Price Proposal, which must be emailed separately from the Technical Proposal. Attachment 2 (<i>TGMP/GMP Preparation Form</i>) must be submitted as part of the Technical Proposal, and the Judicial Council will redact Design Build Entity's TGMP/GMP Preparation Form Items 41 through 47 before providing to the Judicial Council technical evaluation team as those items are also included in Attachment 1's Price Proposal Forms & Instructions that are part of the Price Proposal and is scored separately without being shared with the Judicial Council technical evaluation team.
5	RFP document on section 2.4 calls out contract time for phases for 436 calendar days for pre-gmp phase and 857 for post gmp phase. Attachment 9, executive summary 1.1.11 project schedule calls out construction completion as 4/30/2029. Backing out the durations based on the RFP, Attachment 9 does not correlate to the RFP dates for completion dates and DBE Selection/ Contract. Please confirm which document takes precedence and provide new dates based on both documents reflecting the same information.	RFP Section 2.4, Attachment 9 Ex Summary 1.1.11	RFP section 2.4 (<i>Project Phasing and Pricing</i>) takes precedence. Performance Criteria Documents (Attachment 9) section 1.1.11 provides an "estimated Project schedule."
6	Do the front and back cover, tabs, and table of contents count towards the page count?	RFP - Page 11, 7.2. Technical Proposal Format. 7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8- 1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below.	No, the Technical Proposal page count does not include cover pages, tabs, or the table of contents.

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
7	Would we be able to use an 11" x 17" page for the schedule and organization chart for legibility?	RFP - Page 11, 7.2. Technical Proposal Format. 7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8- 1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below.	Yes, 11" x 17" pages may be used for the organization chart (RFP section 7.3.3.2) and the Design and Construction Schedule (RFP section 7.3.4.2).
8	Please confirm that only the Design- Build Entity needs to sign the Tab 6 – Certifications and not the architect or consultants.	RFP - Page 11, 7.2. Technical Proposal Format. 7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8- 1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below.	Yes, only the Design Build Entity needs to sign Attachment 6's Certifications.
9	Are the confidential meetings still planned for September 17th? If so, will they be in-person or virtual?	RFP - Page 8, 4. Schedule of Events	Yes, the confidential meetings are scheduled for September 17, 2025, and will be virtual, the scheduling of which was sent on September 5, 2025.
10	Section 13.3 of Exhibit A General Conditions of the sample agreement imposes a higher standard of care on the design professional that is not covered by insurance. In order for the design professional's insurance to provide coverage, the Standard of Care set forth in Section 13.4.1 must govern the design professional's services notwithstanding anything contained in the agreement to the contrary. Accordingly, Design Build Entity proposes that the following sentence be added to the end of Section 13.4.1 of Exhibit A General Conditions of the sample agreement: <i>"Notwithstanding anything contained in this Agreement to the contrary, the foregoing standard of care set forth in Section 13.4 as clarified by this Section 13.4.1 shall govern the services provided by Design Professional."</i>	Attachment 7 Section 13.3 of Exhibit A General Conditions of the sample agreement	The proposed addition will be made to RFP Attachment 7 (<i>Sample Agreement</i>), Exhibit A (General Conditions), section 13.4.1, an updated version of which will provided in a subsequent addendum.
11	Section 7.2.1 of the RFP states that the Technical Proposal shall be submitted in PDF format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages, with sections tabbed as identified. Please confirm that Key Personnel resumes may be excluded from the seventy-five (75) page limit.	7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below. [Page 11] 7.3.3.3.1. Provide resumes of all Key Personnel who would be performing Services for the Judicial Council.	No, the resumes required under RFP section 7.3.3.3 (<i>Qualifications of Key Personnel</i>) are included and counted in the seventy-five (75) pages allowed for the Technical Proposal. See RFP section 5.1 (<i>Complete & Timely Proposals</i>).

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
12	<p>Section 7.2.1 requires the Technical Proposal to be submitted in PDF format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages. Section 7.2.2 further states that the Preliminary Rendering may be on 11" x 17" paper.</p> <p>Please confirm that the required Organization Chart may also be submitted on 11" x 17" paper.</p>	<p>7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below.</p> <p>7.2.2 The Preliminary Rendering will not be included in this page count and may be on 11"x 17" paper. [Page 11]</p> <p>7.3.3.2. Organizational Chart. Provide a Team Organizational Chart identifying all of the proposed Key Personnel within each team component (e.g., design consultants, preconstruction consultants, etc.) and how the team will be managed. Clearly define the duties of each Key Personnel proposed for the Project. [Page 12]</p>	<p>Yes, 11" x 17" pages may be used for the organization chart (RFP section 7.3.3.2).</p>
13	<p>Please confirm which members of the Judicial Council's technical review team will attend the confidential meetings.</p>	<p>6.3.1 Prior to the submission of Proposals, Design Build Entities shall be assigned time slots for one (1) confidential meeting to meet with the Judicial Council technical review team. [Page 10]</p>	<p>All members of the Judicial Council technical review team will attend the confidential meetings.</p>
14	<p>Section 7.2.1 of the RFP states that the Technical Proposal shall be submitted in PDF format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages, with sections tabbed as identified.</p> <p>Please confirm that the Tab 6 certifications may be excluded from the seventy-five (75) page limit.</p>	<p>7.2.1. Design Build Entity shall submit its Technical Proposal in .pdf format, 8-1/2" x 11" pages, not exceeding seventy-five (75) pages, and have sections tabbed as identified below. [Page 11]</p>	<p>No, Attachment 6's Certifications are included and counted in the seventy-five (75) pages allowed for the Technical Proposal. See RFP section 5.1 (<i>Complete & Timely Proposals</i>).</p>
15	<p>The standard referenced by CBC 2025 is ASCE 7-22, not ASCE 7-16. Please confirm ASCE 7-16 is not applicable to this project and the seismic demands determined by ASCE 7-22 are the basis of seismic design.</p>	<p>Performance Criteria Document 5.5.1.4: Replace ASCE 7-10 with ASCE 7-16, which is adopted by the 2025 CBC. The DBE shall also evaluate the seismic demands provided by ASCE 7-22, which in some cases may be larger or smaller than the parameters provided for in ASCE7-16. The seismic design shall be based on the standard that yields the highest seismic demand.</p>	<p>Confirmed. For projects utilizing the 2025 California Building Code, ASCE 7-22 is the correct basis for seismic design. RFP Attachment 8 (Performance Criteria) section 5.5.1.4 will be updated in a subsequent addendum.</p>
16	<p>Which AHJs will we be working with regarding permits?</p>	<p>7.3.4.2.1. Provide a preliminary design and construction schedule for the Project in Critical Path Method (CPM) format and consistent with the format of the Preliminary Schedule in Exhibit C to the Agreement showing proposed progress from the Notices to Proceed for Pre-GMP Phase Work and Post-GMP Work through the Final Completion of the Project. Include all Phases and components thereof (including contract milestones) from Schematic Design to Final Completion. The schedule must include specific time for review and/or approval from Authorities Having Jurisdiction and identify adequate time for the Judicial Council to review submittals at all intervals consistent with review durations identified in the General Conditions. The schedule must account for both Phases of this Project. Separately identify any opportunities to reduce the duration of each phase without eliminating activities or the stipulated review or permitting durations.</p>	<p>See, e.g., RFP Attachment 7 (<i>Sample Agreement</i>), Exhibit A (General Conditions), section 1.14, which provides: "The terms 'Authority(ies) Having Jurisdiction' or 'AHJ(s)' mean municipal, county, state, regional, or federal public authorities responsible for enforcing Applicable Code Requirements, performing inspections of the Work, which may require information or the filing of Drawings, Specifications, and applications, and/or that may provide approvals relating to the Project or the Work. These authorities include, without limitation, Judicial Council, the State Fire Marshal, DSA, Board of State and Community Corrections, and any other agency charged with regulatory compliance and/or oversight in connection with the Project, the Site, the Work, or performance of the Work.</p>

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
17	Will we be working with the Court Facilities Advisory Committee during the project?	7.3.4.2.1. Provide a preliminary design and construction schedule for the Project in Critical Path Method (CPM) format and consistent with the format of the Preliminary Schedule in Exhibit C to the Agreement showing proposed progress from the Notices to Proceed for Pre-GMP Phase Work and Post-GMP Work through the Final Completion of the Project. Include all Phases and components thereof (including contract milestones) from Schematic Design to Final Completion. The schedule must include specific time for review and/or approval from Authorities Having Jurisdiction and identify adequate time for the Judicial Council to review submittals at all intervals consistent with review durations identified in the General Conditions. The schedule must account for both Phases of this Project. Separately identify any opportunities to reduce the duration of each phase without eliminating activities or the stipulated review or permitting durations.	RFP Attachment 9 (<i>Performance Criteria</i>) section 1.1.10 (Court Facility Advisory Committee (CFAC) Presentations) provides: "A presentation is required in person to the CFAC, at the conclusion of Schematic Design (100%). The DBE is required to provide suitable presentation materials as determined by the Judicial Council and include at a minimum: 3D renderings, rendered site plans, site access and relevant information to support the committee and the public's understanding and review of the Project for compliance with Judicial Council and Criteria Document requirements."
18	In these templates, why are there large in-custody docks included when the building will be primarily used for family law and civil cases?	Attachment 9 Performance Criteria Document - Section 5 Court Set - Figure 5.22 and Figure 5.33	<p>The referenced Figures 5.22 and 5.23 from RFP Attachment 9 (<i>Performance Criteria</i>) Appendix A.1 (2023 Edition of California Trial Court Facilities Standards (2023 CTCFS)) are included in Chapter 5 of the 2023 CTCFS, and are "for illustration of courtroom components only."</p> <p>RFP Attachment 9 (<i>Performance Criteria</i>) section 2.1 (Basis of Design) provides: "The 2023 CTCFS are the primary Basis of Design Standards for Judicial Council projects <i>except</i> as clarified in these Criteria Documents for the Project." (Emphasis added.)</p> <p>RFP Attachment 9 (<i>Performance Criteria</i>) section 4.1.3 (Space Program), 2.0 Court Sets (p.35) provides that "Courtroom, Large (for Civil, Family and Child Support)" (2.01) follows 2023 CTCFS Figure T2.2 template and "Courtroom, Trial (Group 1 - Typical Center Bench A)" (2.0.2) follow 2023 CTCFS Figure T2.1 template, as included in 2023 CTCFS Tool 2, Catalog of Courtroom Layouts.</p>
END OF QUESTIONS AND ANSWERS			