

**ANSWERS TO SUBMITTED QUESTIONS - ROUND 2
(QUESTIONS 19 - 42)**

Q #	Questions	RFP Reference (Document & Page-Section-Item)	Answers
19	The roles listed for required attendees does not align with the list of Key Personnel in 7.3.3.3. Can you please provide clarity?	8.6 Interviews, 8.6.1.2	The RFP will be revised accordingly for clarification in a forthcoming addendum.
20	Can you please clarify how the JCC defines this role?	7.3.3.3 Qualifications of Key Personnel, 7.3.3.3.1.3. Project Planner	The Project Planner refers to a court facility planner who has expertise in courthouse programming. The Project Planner supports the validation of the Criteria Program as well as the programmatic development of the design into floor plates and plans.
21	<p>Per the Storm Drainage System section of the Performance Criteria Documents in RFP Attachment 9, the project is noted as being subject to the City of Marina ordinance, which requires all on-site stormwater runoff to be retained on-site. However, since the project is located within the City of Seaside limits, we understand that it should instead be subject to the City of Seaside's stormwater guidelines.</p> <p>To confirm, please verify whether the project is required to comply with the retention requirements outlined in the City of Seaside's Stormwater Technical Guide for Low Impact Development (2020), rather than the City of Marina ordinance.</p> <p>If the project must adhere to the City of Marina's retention requirements, please clarify which storm event must be retained, as this detail is not specified in the referenced ordinance.</p>	Attachment 9, Section 3.2, Page 17. Also referenced in CTCFS Matrix Item 3.4.1.2.	<p>Stormwater management measures are required to align with the Project's Environmental Impact Report (EIR) and relevant mitigation measures as well as to meet the standards set by the local regulatory authorities and State requirements. See RFP Attachment 9 (Performance Criteria), section 3.2.1 (<i>Site Overview and Key Features</i>), "Storm Drainage System," and CTCFS Matrix Item 3.4.1.2.</p> <p>Although the Project is located within the City of Seaside, the immediately adjacent Divarty Street right-of-way (ROW) and its associated storm water infrastructure are within the City of Marina. As such, City of Marina ordinances are applicable which do not allow storm water run-off beyond the site boundaries, onto the City of Marina's ROW, or into the City of Marina's storm water collection systems in Divarty Street; therefore, the storm water runoff is required to be retained on-site. Additionally, there is no active storm water utility operated by the City of Seaside available to the Project site and the City of Seaside has not allowed surface storm water to be directed to or on the City of Seaside's adjacent property. The Design Build Entity must follow RFP Attachment 9 (Performance Criteria) and the EIR including, without limitation, mitigation measures and prepare a Hydrology Study to inform the engineering, design, and construction of bioretention system(s) to retain 100% stormwater on-site. Per the Final EIR, the Hydrology Study shall be shared with the City of Marina to confirm the Project's ability to retain 100% stormwater on-site and not impact the City of Marina's infrastructure. Stormwater management must comply with all applicable requirements including, but not limited to, those of the City of Marina, the City of Seaside, and the State.</p>
22	Confidential (Cal. Rules of Court, rule 10.500(f)(6).)	Confidential (Cal. Rules of Court, rule 10.500(f)(6).)	Due to confidentiality reasons, the response to this question will be issued directly to each Design Build Entity by email.
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25	Structural System Criteria section 5.5 makes references to the 2022 California Building Code. Based on current project schedule, it is our understanding that the project will fall under the 2025 California Building Code. Please confirm our understanding?	Attachment 9 (Performance Criteria Documents), Section 5.5.1.5	RFP Attachment 9 (Performance Criteria), section 5.5 (<i>Structural System Criteria</i>) and the items within the section 5.5.1 (<i>CTCFS Additions/Restrictions/Deviations Matrix - Structural</i>) relate to the 2023 California Trial Court Facility Standards (CTCFS). Item 5.5.1.5 acknowledges that the referenced AISC standards in the 2023 CTCFS were adopted by the 2022 CBC and they have since been updated and enhanced including adoption of new seismic systems that will be adopted by the 2025 CBC. Since the effective date of the 2025 CBC is January 1, 2026, which will precede the estimated contract award and Performance Start Date of February 2, 2026, an Alternate Method of Compliance (AMC) by the AHJ for use of these standards will no longer be necessary as they will have already been adopted by the 2025 CBC as the current code.
26	Nonresidential Mandatory Measures under the 2025 CALGreen include new requirements for embodied carbon reduction and low embodied carbon materials. Similar to the provided energy efficiency and water conservation requirements in section 1.D.1.b, is there a specific embodied carbon reduction requirement for this project?	Attachment 9 (Performance Criteria Documents), Appendix A.1: California Trial Court Facility Standards, Section 1.D.1.b	The Project must comply with the Non-Residential Mandatory Measures of 2025 CALGreen. No increased requirements are required by the Judicial Council related to CALGreen embodied carbon reduction and low embodied carbon materials.
27	Are heat pump systems the only acceptable technology for domestic water heating? Is electric resistance technology acceptable should it have reduced life cycle cost?	Attachment 9 (Performance Criteria Documents), Section 5.6.1.3	Heat Pump water heaters are the baseline requirement for domestic water heating to meet the Project's decarbonization requirements of the Project EIR and optimize energy usage. Electric-resistance heating may be considered as supplemental or staged heating support, but heat pump systems shall be the primary source of domestic water heating.
28	Are heat pump systems the only acceptable technology for space heating? Is electric resistance technology acceptable should it have reduced life cycle cost?	Attachment 9 (Performance Criteria Documents), Section 5.6.1.5	Heat Pump systems are the baseline requirement for space heating to meet the Project decarbonization requirements of the Project EIR and optimize energy usage. Electric-resistance heating is not allowed as the primary heating approach, but may be considered as supplemental or staged heating source (trim heating) if justified by the project LCCA. Heat pump heating shall be the primary source of heating capacity.
29	Can the Sally Port be built as open-air without a roof? If yes, would an open lattice security/screening covering structure be required?	Attachment 9 (Performance Criteria Documents), Section 3.4.1.7, Exhibit 4-11.	Per RFP Attachment 9 (Performance Criteria) Exhibit 4-11, Blocking and Stacking, the Sallyport shall have a fenced cover, indicating that a horizontal fenced enclosure cover is required, but a solid roof is not. Additionally, per 3.4.1 Civil Matrix, Item 3.4.1.7, the horizontal no climb fencing shall have integral screening elements to block views in and out of the sallyport.
30	Confirm a full loading dock is not part of the program for this project? Is an access gate, barrier arm, or other type of operable barrier required for access to the vehicle space shown adjacent to the Loading Area?	Attachment 9 (Performance Criteria Documents), Section 3.0 Site Plan and Section 4.0, item 12.0.8 Loading/Receiving Area.	Any and all use of the term "loading dock" throughout RFP Attachment 9 (Performance Criteria) is intended to refer to an at-grade loading zone. No raised or elevated loading dock or motorized platform dock lift is required. Per RFP Exhibit 9 (<i>Performance Criteria</i>) Exhibits 3-3 (<i>Conceptual Site Plan</i>), 4-11 (<i>Blocking+Stacking Concept SW Corner View Diagram</i>), and 4-15 (<i>View from Southeast</i>), the Service Area is surrounded by a wall/solid fence and gate.

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31	Section notes: "All exposed cladding components/finishes must be rated to resist marine environment exposure." Is there a standard or criteria we should reference for this rating?	Attachment 9 (Performance Criteria Documents), Section 5.3.1.14	<p>Please reference the following standards from ASTM that are applicable to determine the resistance of materials in marine (or near marine) environments:</p> <p>--Materials with high exposure to saltwater sprays should be tested based upon ASTM B117 and/or ASTM G66.</p> <p>--Corrosion-resistant steel is specified in ASTM A690/A690M, particularly for structural components that may be in contact with marine environments.</p> <p>--If aluminum is to be used, typically specify alloys like 5052 (ASTM B209).</p> <p>--If stainless steel is to be used, recommend use of 316 alloys over the more common 304 alloys.</p> <p>As the building is a bit over 1 km from the bay, high exposure is not anticipated but the Design Build Entity shall identify areas of potential accelerated corrosion, moisture rot, and UV/chemical deterioration and provide reasonable means for mitigation.</p>
32	Please confirm cement plaster exterior cladding is acceptable for this building and the basis of the current GPM	Attachment 9 (Performance Criteria Documents), Section 5.3.1.13	See RFP Attachment 9 (Performance Criteria) section 5.3.1 (<i>CTCF's Additions/Restrictions/Deviations Matrix - Building Envelope</i>), Item 5.3.1.13. Judicial Council may consider and approve the use of cement plaster cladding for this Project if it is demonstrated that it meets all Project Criteria and provides the best value.
33	Tree Resource Assessment map for Tree Removal Exhibit 2 by KPFF does not have good resolution. Please provide a readable print.	Attachment 9- Tree Resource Assessment Forest Management Plan	<p>Please refer to the primary version located in RFP Attachment 9 (Performance Criteria), Appendix A.9 (<i>JCC Tree Resource Assessment Forest Management Plan, Ono Consulting (March 23, 2023)</i>) (p. 2342) for a higher-resolution version.</p> <p>RFP Attachment 9 (Performance Criteria), Appendix A.6 (New Fort Ord Courthouse Final EIR, DEIR, MMRP), Exhibit 2 (Tree Resource Assessment Map) (p. 1456) is included as a supporting document to the DEIR.</p>
34	Section indicates a presentation is required in person to the CFAC at the conclusion of Schematic Design. Is there a duration that needs to be placed in the schedule for a review period or approvals to proceed after approval from the CFAC.	Attachment 9- Performance Criteria Section 1.1.10 Court Facility Advisory Committee	The Court Facilities Advisory Committee (CFAC) meetings do not occur regularly and are instead scheduled as needed. The Judicial Council will anticipate the timing for the Project's completion of 100% SD and request a meeting to align the timing with the Judicial Council's review period, which meeting scheduling is subject to availability and change. CFAC meetings should be anticipated to require up to two (2) months' advance notice.
35	What is being budgeted for in the "Furnishings" (E20) category? What are the cost drivers in the \$2.0m budget?	Attachment 2 – tGMP Preparation Form	<p>See RFP Attachment 9 (Performance Criteria), section 11.1 (<i>Furniture, Fixtures, and Equipment Procurement Matrix</i>).</p> <p>RFP Attachment 2 (TGMP/GMP Preparation Form & Instruction) shall include, under item 25 (Furnishings (E20)) items identified by the "CFCI-DBE" column and the following categories: A. Furniture; B. Furniture/Fixtures; D. Signage; and Gunlockers within category H. Security. Similarly, item 24 (Equipment" (E10)) shall include items identified by the "CFCI-DBE" and the following categories: C. Equipment and E Other Items. All FF&E items in categories F. Technology and H. Security are included with their respective Services (D) TGMP category.</p>

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36	What is being budgeted for in the “Other Site Construction” (G50) category? What are the cost drivers in the \$4.8m budget?	Attachment 2 – tGMP Preparation Form	RFP Attachment 2 (TGMP/GMP Preparation Form & Instruction), item 32 (Other Site Construction (G50)) includes the following: BESS, EV Charging, and the Freestanding PV Carport Structure(s) including lighting for parking spaces beneath.
37	There is an error in the JCC form, in cell J58. This cell is redundantly totaling markups, which leads to an incorrect \$/SF at the summary line.	Attachment 2 – tGMP Preparation Form	A corrected RFP Attachment 2 (TGMP/GMP Preparation Form & Instruction) will be provided in a forthcoming addendum.
38	Attachment 7 Sample agreement section 13.10.12 calls out peer reviews. Please indicate if peer reviews will be part of the JCC review period of 28 c.d as noted in Attachment 8 Design Review table or if peer reviews will be conducted separately.	Attachment 7 section 13.10.12	Peer reviews are concurrent within the Judicial Council review period.
39	Will a fire test be required for curtain wall edge-of-slab conditions?		If a curtain wall edge-of-slab condition is proposed by the Design Build Entity and incorporated into the design, a fire test would be required and the Design Build Entity will be responsible for all associated costs within the TGMP/GMP. Due to issues on previous projects, SFM review and inspection delays, additional costs, and delayed project completion, the Judicial Council's preference is that curtain walls spanning an edge of slab condition are not to be used. Alternative window systems are preferred and strict use of ULs implemented throughout the design. The Judicial Council will not accept the use of Engineering Judgements (EJs).
40	Where ballistic glazing is required, is the requirement limited to the glazing, or does it extend to the entire system (including aluminum elements)?		See RFP Attachment 9 (Performance Criteria), Appendix A.1 (2023 CTCFS), sections 4.E (<i>Physical Security Planning Criteria</i>) and 4.J (<i>Bullet-Resistant Glazing and Panels</i>).
41	Is it acceptable to use an 11x17 for the matrix of proposed staffing and completed projects to illustrate where the Key Personnel have worked together on previous projects.	7.3.3.3.3	No.
42	There are conflicting references to the Finished Floor for the building. Attachment 9 page 34 shows an FF = 178.00. However, Attachment 9 page 951 shows an FF = 183.00. Please clarify the required Finished Floor elevation.	Attachment 9: P.34, P.951	<p>Page 951 of RFP Attachment 9 (Performance Criteria) is Exhibit 2-2 (Conceptual Site Plan) of Appendix A.6 (<i>New Fort Ord Courthouse Final EIR, DEIR, MMRP</i>) that was included in the Project's Draft EIR (DEIR), dated April 6, 2023.</p> <p>Following the DEIR's preparation over 2 years ago, Shea Homes/MCP prepared the Divarty Street Improvement Plans (see RFP Attachment 8 (Project Documents)) that significantly lowered the grade and elevation of the high point of Divarty Street (see RFP Attachment 9 (Performance Criteria) section 3.2 (<i>Existing Conditions</i>)), allowing the Fort Ord Courthouse grading concept, included as RFP Attachment 9 (Performance Criteria) Exhibit 3-6 (<i>Fort Ord Courthouse Grading Concept with the Bike Path on the South Side</i>) to be updated and to reflect the future grades of Divarty Street as well as the resulting reduction in the Finish Floor (FF) and height of site retaining. The more current FF elevation included in Exhibit 3-6 controls.</p>
END OF QUESTIONS AND ANSWERS			