



ADMINISTRATIVE OFFICE
OF THE COURTS
455 Golden Gate Avenue
San Francisco, CA
94102-3688
Tel 415-865-4200
TDD 415-865-4272
Fax 415-865-4205
www.courtinfo.ca.gov

Frequently Asked Questions

May 6, 2005

RFQ CSE04: Seismic Cost-Benefit Studies

The following questions and answers refer to Request for Qualifications number CSE04, titled Seismic Cost-Benefit Studies 2005, and posted to <http://www.courtinfo.ca.gov/reference/rfq/> on April 26, 2005. The RFQ gives instructions for submitting Statements of Qualifications, which are due by 1 pm Friday, May 13.

1. Is there more information available about the portfolio?

Yes. See <http://www.courtinfo.ca.gov/reference/seismic.htm>.

2. Is the 2005 Loss Estimation report available for review?

The report is still in review by the Judicial Council and has not been released to the public. It was produced by Certus Consulting, Inc. A description of the project will be made available upon request.

3. Who will be the AOC Peer Reviewer (per RFQ section 3.3)?

Not yet known.

4. Who is on the selection team? Who is the audience for the SOQ?

David Bonowitz, S.E., other OCCM technical staff as needed, and possibly other AOC consultants. Neither other state agencies, nor county representatives, nor Superior Court representatives are expected to be involved, though that could change. The interview panel might differ from the team that reviews and scores the written SOQs. While members of the selection team are each expert in certain aspects of the intended scope of work, most are not expert in all aspects, especially regarding valuation, cost-benefit analysis, and return-on-investment analysis. Therefore, SOQs should be written for non-expert reviewers.

5. What is the schedule for selection?

The AOC hopes to make a selection by June 3 and to have a contract signed by June 30, 2005.

6. What is the schedule for the project?

Despite the estimated project duration in RFQ section 3.1, it is now expected that the project will begin no earlier than late August 2005 and will be complete before the end of 2005.

7. What is the level of effort envisioned in terms of FTEs?

Total man-hours or FTEs will depend on the final scope to be negotiated with the selected Consultant. The estimated project duration in RFQ section 3.1 (as modified by question 6 above) is an indication only of project milestone dates; it is not an estimate of level of effort.

8. Is there a budget yet for this study?

Allocated funding is expected to be sufficient, but a specific budget will be negotiated as the project scope is further defined per RFQ section 3.2. As suggested by RFQ section 4.6, the scope might also be contingent on changes in legislation and on findings reached by concurrent AOC studies. The Consultant fee will be a fixed price, payable based on receipt of approved deliverables defined in the contract.

9. What data will be provided by the AOC, and in what format?

The AOC will provide data in a flat database in Excel. The data will include basic building and site descriptors (structure type, age, and size; latitude and longitude; etc.) and broad characterizations of expected seismic performance. Annual expected losses from the 2005 loss estimation study will also be available.

10. How did the 2003 seismic assessments rate the buildings in terms of ASCE 31?

As required by SB 1732, buildings were rated on the 7-point DGS/DSA scale, which is largely qualitative. Using ASCE 31, slightly modified, each building was assessed for Life Safety performance in a code-level event (2/3 MCE). For each building that failed this criterion, we also have a list of specific "deficiencies."

11. Has the AOC done a formal valuation study of the properties?

No. However, we do have building-specific information such as total building square footage, court square footage, structure type, structure age, etc. We do not intend to produce building-specific valuations as part of this project.

12. What standards will be used for cost-benefit analysis?

The AOC has not adopted a cost-benefit standard. We will ask for the Consultant's recommendation with respect to appropriate options.

13. What software will be used for necessary analyses?

The AOC has not adopted any specific loss estimation or financial analysis software for this project. The 2005 loss estimation used HAZUS-MH. The AOC is open to alternative software but in general prefers non-proprietary software that can be purchased and used by AOC staff independent of vendor maintenance or licensing contracts.

14. Is the list of RFQ registrants available?

No.

15. Is there a more specific delivery address?

The listed address for Nadine McFadden should be fine. Hand-delivered submittals may also specify "455 Golden Gate Avenue, 7th Floor."