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Frequently Asked Questions

May 6, 2005

RFQ CSE03: Seismic Rehabilitation Studies

The following questions and answers refer to Request for Qualifications number CSE03, titled Seismic Rehabilitation Studies 2005, and posted to <http://www.courtinfo.ca.gov/reference/rfp/> on April 26, 2005. The RFQ gives instructions for submitting Statements of Qualifications, which are due by 1 pm Thursday, May 12.

1. How were the facilities in Attachment C chosen?

They were chosen based on a combination of factors, the details of some of which are confidential. In short, these buildings are among our leading retrofit candidates, given the AOC's current planning priorities. As noted in RFQ section 4.6, the specific projects may change at the discretion of OCCM.

2. Why aren't the counties performing these studies as contemplated by SB 1732?

In some cases, the AOC needs more detailed information, and on a faster schedule, than the counties are required to provide under SB 1732. For that reason, and others, the AOC is proactively initiating these studies.

3. Is there more information available about each building?

Not for this stage of the selection process. As described in RFQ section 4.3, OCCM expects to discuss specific projects with short-listed firms in interviews. Additional information will be provided to those firms in time for them to prepare. A summary of the 2003 seismic assessments is available online at <http://www.courtinfo.ca.gov/reference/seismic.htm>.

4. Is the list of buildings fixed?

No. As noted in RFQ section 4.6, the specific projects may change at the discretion of OCCM. Changes to the list will be announced by email to RFQ registrants and will be posted on the AOC website with the RFQ.

5. What is meant by "expertise ... regarding ... seismic performance (not design)"?

This is intended to focus on the actual performance and response of existing buildings that might have obsolete, archaic, or deficient structural features, as opposed to the seismic design of new buildings to contemporary standards. The former generally requires a greater understanding of nonlinear response, non-ductile failure modes, deformation incompatibility, and other issues that are more easily avoided or controlled in new designs.

6. Do previous AOC consultants have any advantage?

No points will be added or subtracted based on prior contractual relationships. Previous consultants might have access to some of the 2003 seismic assessment findings (mentioned in RFQ sections 1.2 and 3.4.1.2), but the selection process is intended to offer no advantage for that knowledge. The information in Attachment C is sufficient for all prospective Consultants to demonstrate the relevance of their expertise and experience. The previous consultants are listed in the report at <http://www.courtinfo.ca.gov/reference/seismic.htm>.

7. Who will be the AOC Peer Reviewer?

Rutherford & Chekene (Oakland) is under contract with the AOC to perform SSE/Peer Review services for seismic rehabilitation schemes submitted by the counties. To ensure consistency, they will also perform those services on these studies. If R&C pursues and is awarded one or more of these projects, another firm (probably from among those that submit for these projects) will be contracted to serve as their reviewer. If R&C does respond to this RFQ for any of the listed projects, they will not participate in the selection process for any of the projects. In any case, as noted in RFQ section 3.3, the SSE is chosen solely by OCCM.

8. Who is on the selection team?

David Bonowitz, S.E., other OCCM technical staff as needed, and possibly Rutherford & Chekene principals (but see the response to question 7). Other state agencies are not expected to be involved. Superior Court representatives are not expected to be involved. Representatives of some counties with affected projects might be invited to participate. The interview panel might differ from the team that reviews and scores the written SOQs.

9. Is there a budget yet for each project?

No. A budget will be negotiated separately for each project. The fee for each project will be a fixed price, payable based on receipt of approved deliverables defined in the contract.

10. How will associated architectural costs be estimated without an architectural scope of work or an architectural consultant?

We will rely on appropriate contingencies and on the expertise of the Consultant's cost estimator to make appropriate allowances for architectural conditions. The objective of these studies is to obtain schematic designs and estimates sufficient only to replace our current generic data. If necessary, additional consultants may be added when the scope of work is defined, but selection will still be based on structural and cost estimating qualifications as described in RFQ section 4.

11. How will historic impacts be considered on qualifying buildings?

On a case-by-case basis. In general, we will set a performance objective independent of any different criteria offered by the State Historical Building Code. For scheme selection, we will be sensitive to historic preservation, and for cost estimate purposes, we will account approximately for anticipated consultants and associated preservation work. Having said that, it should not be necessary to include historic preservation experts on the prospective Consultant's team. If necessary, additional consultants may be added when the scope of work is defined, but selection will still be based on structural and cost estimating qualifications as described in RFQ section 4.

12. Will prospective Consultants be disqualified if they have previously done work for the county or on the project building?

No, if the previous work was for a different building or for non-structural or non-seismic work on the same building. Yes, if 1) the prospective consultant is limited in any way by their previous client(s) with respect to disclosing information from past work, or 2) the prospective consultant's previous work involved a recent seismic assessment or upgrade for the county which the consultant would have to now re-assess as part of this AOC project. The AOC might seek the approval of the previous client before selecting the Consultant.

13. What specialties other than structural engineering are required? As indicated by RFQ sections 3.4.3 and 4.1, cost estimating is essential to the project. While we do not intend to produce site-specific geotechnical reports or ground motion data for these studies, and while there are no evaluation criteria linked specifically to geotechnical expertise, inclusion of geotechnical engineering on the project team is recommended (though still optional and not critical if omitted). RFQ section 3.2 indicates the possibility of soil and material testing; inclusion of these potential team members in the SOQ is not required, but is allowed at the discretion of the prospective Consultant. If necessary, additional consultants may be added when the scope of work is defined, but selection will still be based on structural and cost estimating qualifications as described in RFQ section 4.

14. Is the Standard Provision on Indemnification negotiable?

As noted in RFQ sections 4.4 and 11.0, contract terms suitable to the project scope will be negotiated after the Consultant is selected. Acceptance of the terms in Attachment A is not a pre-requisite for consideration during the RFQ stage.

15. Can "proximity to the project site" be better quantified?

No. This small preference for local firms will be broadly construed. The points are available to any firm that demonstrates equivalent travel cost, logistical flexibility, and local knowledge.

16. How many firms are expected to be selected?

No number has been set. If the number of projects stays around 13, the number of firms selected will be at least three and perhaps as many as 10. In the end, OCCM will select as many firms as are needed to maximize the quality of the work product.

17. What is meant by "subsequent phases" of a project?

This term, in RFQ section 4.6, refers to the phased nature of the project as described in RFQ section 3.4. It does not refer to working drawings or construction phases that might or might not follow these studies.

18. May a firm be on multiple teams?

Yes. For a given project, a given firm may be the lead firm for only one team, but that firm may be listed as a subconsultant on other teams.

19. May a firm or team submit for multiple RFQs?

Yes.

20. Must subconsultant information be included within the stated page limits?

Yes.

20. Is there a more specific delivery address?

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