

BID/ RFP ADDENDUM

DATE: 06/11/2025

BID/RFP No: 2025-08

BID/ RFP TITLE: Music Art Theater Project

MERCED COMMUNITY COLLEGE DISTRICT

Chuck Hergenraeder, Dir. Of Purchasing & Risk Mgr.

3600 M Street, Merced, California 95348-2898

Email: purchasingbids@mccd.edu

ADDENDUM 2

This addendum contains clarification and additional information, which modifies the conditions of the above referenced BID/RFQ as follows:

1. Is there an estimated construction cost? Do you foresee the project value being \$2M-\$3M?
 - a. **The estimated construction cost is \$29.2 M.**
2. Is exterior site work and/or are utilities upgrades anticipated including civil and landscape work? If so, could a survey be provided?
 - a. **Yes, site work, landscape is anticipated. Utility upgrades are possible. No survey will be provided.**
3. Can you share the recently performed seismic / structural evaluations?
 - a. **Art Music Theater Structural Report Draft (1)**
4. If a geotechnical investigation is required, will the District provide this?
 - a. **Yes, the District will provide a geotechnical report when necessary.**
5. Are the original construction drawings available?
 - a. **Yes, follow this link for access to plans: [Art Music Theater](#)**
6. Is it possible to make a site visit and tour the interior of the buildings?
 - a. **Yes, optional site visit is June 16, 2025, at 2:00pm.**
7. Are there reports, studies or drawings that the District used in developing its project budgets, which the District can share with Bidders? **Yes, follow the link to the Districts FPP here:**
 - a. **[24-25 Merced MC Theater Music FPP 6.2.22 - signed.pdf](#)**
8. Is there a report or analysis of hazardous materials that the District can share?
 - a. **The report is included in the FPP.**

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9. Will the District complete the abatement of hazardous materials separately from this project?
- a. **No, the abatement is to be included in the scope of the project.**
10. Is there a desire / need for LEED certification?
- a. **The Districts priorities are Project budget, Programming needs, LEED Certification. There is no LEED mandate by the District.**
11. For the 10-page limit, do A. Title Page and B. Table of Contents count towards the limit?
- a. **No, Title Page and Table of Contents do not count toward the limit.**
12. Does the District prefer that proposers submit solely for architectural services, or should proposals include a full team of subconsultants? If a full team is preferred, could you please clarify which disciplines the architectural firm should include in the submission?
- a. **Proposals should include but not be limited to: Structural, Civil, MEP, Acoustic, Theatrical/Performance Systems (including AV and Lighting).**
13. Are electronic copies (PDF via email) acceptable in lieu of hard copies? Additionally, could you confirm the correct email address for submission and whether there is a file size limit for the email attachment?
- a. **Yes, electronic copies are acceptable in lieu of hard copies to purchasingbids@mccd.edu**
14. Is there an FPP (Five-Year Capital Outlay Plan) document you can share?
- a. **See #7**
15. Does the scope include any seismic or structural upgrades?
- a. **Yes, the scope will include seismic and structural upgrades.**
16. Are any site improvements expected as part of this project?
- a. **See #2**
17. Is it possible to get a copy of the standard architect owner contract for review?
- a. **AIA form B-101 – 2017 is acceptable.**
18. Under Section V, Contents of the Proposal (page 5), could you please clarify which specific proposal materials are considered “attachments”?
- a. **An attachment can be Brochure or Resume something that is not part of the required proposal information.**

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19. Could you please confirm whether there are any size limitations for the proposal pages?
Specifically, are 11x17-inch pages permitted?
- a. Yes, 11x17 inch pages are permitted.**
20. Are the title page and table of contents included in the 10-page limit?
- a. See #11**
21. The guidelines indicate that the response must be limited to 10 pages. Could you clarify whether this refers to 10 single-sided pages or 10 double-sided pages?
- a. 10 pages in total**
22. Will any utility upgrades be required?
- a. See #2**
23. In the Contents of The Proposal section it states, "limit to 10 pages maximum (excluding resumes and attachments)." With the sequence that was provided for the contents required, will any of those items be considered as an attachment?
- a. See #18**
24. Is this RFP only for architectural selection or should proposals include all necessary design team subconsultants?
- a. See #12**
25. If the proposal is double sided, can you please clarify if the front and back count as one page or two pages?
- a. Double sided page counts as (2) two pages.**
26. Is there an existing conditions assessment/report for the buildings that can be shared for review? Additionally, can you provide a summary of intended building improvements (e.g. roof, window replacement, etc.) to help clarify the intended scope of design services.
- a. Structural analysis was completed, and recommendations are provided.**
- The scope is based on the FPP. See #7**
27. Scope of Services do not include Concept or Schematic Design; can you share a copy of the schematic design documents to better understand the intended scope for the project.
- a. The scope is based on the FPP. See #7**
28. A construction budget is not listed in the RFP; however, we found documentation with a construction amount of \$37,826,000. Is this number, correct? If no, can you provide a cost of construction to base the fee on?
- a. See #1**

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29. Please confirm the design phase milestones required for the project. Schematic Design, Design Development, Construction Documents, Permitting, Bidding, Construction Administration?
- a. All design phases are required from Pre-Design through Construction Administration.**
30. Can the seismic review performed by the certified structural engineering firm in June 2021 be made available for review?
- a. See #3**
31. Is a short extension for submitting our proposal possible?
- a. No, Proposal's are due June 18, 2025, at 12:00pm (Noon)**
32. Could you please provide the estimated construction costs for this project?
- a. See #1**
33. The scope of services begins with Design Development—does this mean the Conceptual Design and Schematic Design were completed by another architect? If so, would it be possible for the District to share the SD design (floor plans, sections, and elevations) to help us determine an appropriate design fee?
- a. See #29.**
34. Does the title page, back cover, and table of contents count towards the page limit?
- a. See #11**
35. Under Section I – Cost Proposal, the RFQ requests a “fee structure by phase and milestone.” Could you please clarify whether the district is requesting actual fee amounts broken down by phase and milestone, or if a general fee structure is sufficient?
- a. A fee structure is sufficient.**
36. Is a hazardous materials assessment available for review? If not, is it anticipated that one will be available for review prior to the project award?
- a. See the FPP #7**
37. Are record drawings available?
- a. See #5**
38. Introduction describes the scope of proposed work as a renovation of the listed facilities. Are landscaping and civil improvements anticipated as part of this project?
- a. See #2**
39. Cost Proposal lists Fee structure by phase, Proposed billing process, and standard rate sheet for additional services. Under Selection criteria, Price is listed as the first selection criteria. Are submitting design teams expected to submit design fees, or simply proposed fee structure for consideration?
- a. See #35**
40. Has structural analysis been performed on the existing buildings in scope? Is it anticipated that a full structural retrofit will need to be performed as part of this project?
- a. See #3**
41. Under section G. Schedule, the RFP lists mid-November as submittal to Chancellor's Office for design. Does MCCD have a date for when construction needs to be completed?
- a. Construction completion July 2027 for Fall semester opening.**

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42. Has MCCD selected a delivery method for construction?
a. Design-Bid-Build. Single Prime.
43. Will the college consider excluding the letter of transmittal from the page count?
a. Letter of transmittal is not included in the page count.
44. How many client references should be included?
a. Minimum of 5
45. Section V states, "Limit to 10 pages maximum (excluding resumes and attachments)". Please confirm what "attachments" refers to.
a. See #18
46. Does the signature form count as an attachment? Are there any other forms or attachments?
a. See #18
47. Will the college consider excluding the additional information section from the page count? If not, can further information be included with the "attachments" to provide more in-depth information about our capabilities and offerings?
a. Resume can be included in the attachments.
48. Is it required to differentiate the original copy from the other 5 copies? If so, how?
a. Original will have VII. Signature Form and any subsequent Addenda included with wet signatures.
49. Are you expecting any information from or regarding subconsultants at this time? If so, what?
a. See #12
50. Does the college have any preferred or recommended subconsultants it can share at this time?
a. The District prefers reputable subconsultants who are capable of handling the workload in a timely manner.
51. Can you specify what you are expecting to see in response to "clientele and reputation"?
a. A representative list of past and current clients, particularly public agencies, higher education institutions, and/or community colleges. Include project names, locations, and brief descriptions where applicable. Emphasis should be placed on projects similar in scope and complexity to the Music Art Theater Project.
52. When will notification be provided regarding interviews?
a. Notification is estimated to go out on June 23, 2025 or June 24, 2025.
53. How much detail is needed to be responsive for the "I. Cost Proposal – Proposed Billing Process" item?
a. Provide a clear and concise description of how billing will be handled over the course of the project.
54. Has the college performed any feasibility or programming studies related to this project, and if so, can they be shared?
a. See #7
55. Has a program manager and/or preconstruction consultant been brought on, or is one planning to be brought on? What will their scope of services cover?
a. No program manager or preconstruction consultant will be brought on. The District used a consultant for the FPP development.

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56. Please provide any existing building plans, sections, and documents for the buildings reference in the RFP.
a. See #5
57. Please provide any studies and documentation that lead to the scope of work indicated in RFP.
a. See #7
58. Please confirm that this project is seeking state funding and teams will be required to submit a Preliminary Plans package to the State Chancellor's Office (mid-Nov 2025)?
a. Yes, this is confirmed. This is a state match project.
59. Does the mid-November 2025 submission date to the State Chancellor's Office have any flexibility, or is that date fixed for specific reasons?
a. The date is fixed.
60. Please confirm that this RFP is only for 'Renovation' of the existing Theater, Music, and Art facilities? Both the RFP and the '2020 Facilities Master Plan Update' refer to potential 'new' construction.
a. This is a 'Renovation'
61. Is "VII. Signature Form" included in the 10-page count?
a. No, this form will not be included in the 10-page count.
62. Please clarify where we need to submit the electronic copy PDF of the proposal to.
a. Electronic Submissions need to be emailed to purchasingbids@mccd.edu
63. Per Section IV on the RFP, please confirm if program validation and schematic design phases will be part of the scope of services.
a. See #29
64. Please clarify if all existing buildings within the scope are to remain online during construction.
a. If there is a potential to remain online in a limited capacity the District would consider that as an option.
65. Regarding the 10-page maximum, please confirm that the covers, table of contents, and dividers do not count towards the limit.
a. See #11
66. Regarding the 10-page maximum, please confirm that "pages" refers to entire page with both sides.
a. See #21

SPECIAL NOTE:

It is the responsibility of each Bidder to acknowledge all addenda by signing below and submitting a copy of each addendum with their respective bid.

I HAVE READ AND UNDERSTAND THESE MODIFICATIONS TO THE ABOVE BID: