

ANSWERS TO SUBMITTED QUESTIONS (1st ROUND)

Q#	RFP Reference	Question	Answer
1	Attachment 9 - Criteria Documents, Pages 110 and 118	The link provided in attachment 9 of the RFP for the risk assessment (threat and vulnerability) report does not work. Please provide a working link to access the document.	Threat and Vulnerability Report will be issued to the awarded Design-Build Entity. If there are specific questions regarding Security items, please submit an RFI.
2	Attachment 8 - Project Documents, Page 8	Per the preliminary geotechnical report included in attachment 8 (page 8), the site has some environmental history. Has there been an environmental study done for the site regarding soil & groundwater contamination and is it available to be shared with the proposers?	All previous environmental studies and reports will be provided to shortlisted firms as part of a forthcoming addendum.
3	Attachment 2, TGMP/GMP Preparation Form	Per the TGMP preparation form, for the sake of establishing escalation, construction completion date of September 2026 is used. Per JCC during the pre-bid meeting on 3/13/23, it was stated that the construction completion date is expected to be Mid-August 2027. Will the TGMP form be updated to represent the construction completion date of August 2027?	Judicial Council TGMP form will remain as is. Shortlisted firms can submit the revised TGMP with the schedule provided.
4	Attachment 9 - Criteria Documents, Pages 6 and 16 RFP Section 2.1.1, Page 4	On Page 4 of the RFP, under “Project Description”, it is stated that “The project will entail construction of a new 7-courtroom courthouse of approximately 82,000 square feet...”. In Attachment 9, the project is defined as a 77,887 square foot courthouse (project description on page 6). Per the space program on page 16 of Attachment 9, the GSF shown for the project is 80,669. Per the space program spreadsheet provided, the GSF for the project is shown to be 77,887. For the purpose of creating a cost model for our proposal, which GSF should be used for the project?	Please use the current approved amount of 82,000 GSF.

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5	Attachment 8, Project Documents	During the 3/14/2023 pre-bid job walk, it was noted by the JCC representative that there may be a newer geotechnical report in addition to the 2/17/2011 report included in the RFP. If a newer report exist, please share it with the shortlisted teams.	Latest updated Geotechnical Report will be provided to shortlisted firms as part of a forthcoming addendum.
6	RFP Section 7.3.4.5, Page 17	Per section 7.3.4.5 of the RFP, the proposers are required to list the subcontractor for auger cast piles. Considering that the auger cast piles may or may not be required for the project, based on the Design-Builder's design solution, we would request that the requirement to list the auger cast piles subcontractor be substituted for a blank listing of Design-Builder's choice thus increasing the "additional subcontractors" count from 2 to 3.	Requirement will remain as is. If DBE is not using auger piles in Design, they can list it as N/A.
7	Attachment 9 - Criteria Documents, Exhibit 3, Page 123	Please confirm if the existing overhead power lines that run through the site will be removed/relocated / undergrounded by the Design-Builder, by the Owner under a separate contract or by the utility company.	This activity will be conducted by the awarded Design-Build Entity.
8	N/A	At the job walk there was mention of an updated geotechnical report from the summer. Can the JCC please share this updated report?	See response to question #5.
9	N/A	Please provide as-built drawings for improvements done to date on site. Please confirm existing work is permitted and approved. Please confirm existing improvements can be incorporated into final design.	Previous as-built drawings and documents will be distributed to the shortlisted firms as part of a forthcoming addendum. Any unfinished existing improvements will be included in the final design.
10	RFP Section 7.3.3.3, Page 13	Would the JCC be able to provide clarification/descriptions for the requested key personnel roles?	Please refer to RFP Section 7.3.3.3, Page 13 for Key Personnel roles.
11	RFP Section 7.2, Page 12	Are we able to use 11x17 pages for the schedule and site logistics plan to make it easier for the JCC to review?	Please refer to RFP Section 7.2, Page 12 for requirements. Technical proposal shall be submitted on 8.5"x11" sheets, and the preliminary rendering may be on 11"x17" sheet.

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12	Attachment 9 - Criteria Documents, Pages 15 and 118	On page 15 of Attachment 9 Criteria Documents the link to the Space Planning Excel document takes you to a web page the says the file has been removed. Can the JCC please reshare the file?	The Space Planning document will be provided to the shortlisted firms as part of a forthcoming addendum.
13	RFP Section 7.3.4.5, Page 17	This section references Attachment 2, Exhibit G “List of Subcontractors” – Not Found in RFP documents.	That is a typo. Please instead refer to “Attachment 7, Exhibit G: List of Subcontractors. in the RFP and this section should instead be referencing “Attachment 7, Exhibit G: List of Designated Subcontractors”.
14	N/A	During the on-site conference it was noted that a recent geotechnical testing was performed. Please provide report.	See response to question #5.
15	N/A	It was also noted that a soils analytical report had been performed. Please provide report and results.	All previous environmental studies and reports will be provided to shortlisted firms as part of a forthcoming addendum.
16	Attachment 9 - Criteria Documents, Page 45	Please provide Covenant and Environmental Restrictions on Property document.	Information available to the Criteria team has been provided. Any further information shall be obtained by the DBE.
17	RFP Section 2.7.2, Page 6	RFP Section 2.7.2 states the Sample OCIP Manual is included in the Performance Criteria Documents. The Performance Criteria Documents do not include any OCIP documents. Please provide the sample OCIP Manual.	Sample OCIP Manual will be provided to shortlisted firms as part of a forthcoming addendum.
18	RFP Section 7.2, Page 12	RFP section 7.2 indicates the Proposal shall not exceed 75 pages. Please confirm the following items will NOT be included in this stated page count requirement: 1. Cover page, 2. Separator Tabs, 3. Table of Contents, 4. Required forms /Attachments, Resumes	Please refer to RFP Section 7.2, Page 12. Technical Proposal shall not exceed 75 pages.

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19	RFP Section 7.2, Page 12	RFP section 7.2 indicates Proposal shall be in 8 ½” x 11” page size. For exception of Rendering. Can the Organization Chart be submitted on 11”x17” page size?	Please see response to question #12.
20	RFP Section 2.3.1, Page 4	Total Project cost was indicated at \$136,267,000 in the RFQ, however RFP indicates Target GMP is \$103,857,300. Please confirm Proposal Target GMP Construction budget. Also, please confirm if Design Fees are included in the Target GMP Construction budget.	Current Target GMP is listed at \$103,857,300. Construction Administration services are included, but Design fees are not.
21	RFP Section 4.5, Page 8	Confidential meetings indicate “ <i>estimate only</i> ” under date. Please confirm dates, times, and durations for confidential meetings as well as virtual or in-person requirements.	Separate appointments will be sent to the shortlisted firms as part of a forthcoming addendum.
22	RFP Section 6.3, Page 11	Please confirm who will be in attendance from the JCC for the Mandatory Confidential Meetings. Will the JCC members participating in the meeting be part of the selection committee?	Judicial Council Staff in addition to the CMA will be attending the Confidential Meetings.
23	RFP Section 7.4.1, Page 18	Section 7.4.1 references price proposal information. Please provide additional pricing breakdown of the Independent Estimates, as it relates to Design and Construction fees.	Please refer to RFP Section 7.4.1, Page 18.
24	Attachment 9 - Criteria Documents, Chapter 3: Conceptual Site Lay-Out	Do we have as-builts of the current status of off-site improvements related to road completion and existing utility connections?	Please see response to question #9.

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25	Attachment 9 - Criteria Documents, Section 2.2: Space Standards, Page 14	<p>2.2 Space standards indicate various reference codes with *, †, and other indicators. Please clarify what symbols denote.</p> <p>Please provide larger format scaled drawings for all test fit floor plans, site plans, and elevations.</p>	<p>This information comes directly from the California Trial Court Standards and should be referenced accordingly. (See below)</p> <p><small>Note: For small courthouses, the areas should be scaled down, and some may not be required. CEO = court executive officer. IS = Information Systems. * Per programmatic, technology, equipment, or code requirements. † Sizes determined by the Court Facilities Advisory Committee's metric approved in December 2013. ‡ Courtroom holding cores are determined by the layouts in chapter 22, Catalog of Courtroom Layouts for California Trial Courts.</small></p> <p>The intent of plans and elevations provided are only for validation of the test fit and adjacency requirements. The DBE should conceive and develop its own design based on the information provided.</p>
26	Attachment 2	<p>Regarding the TGMP preparation form, please clarify in which line item the following scopes are being carried:</p> <ol style="list-style-type: none"> 1. Courtroom Millwork 2. Detention Equipment (mainly detention doors, frames and hardware) <p>Conversely, what scopes are being carried in the following line items:</p> <ol style="list-style-type: none"> 1. Equipment (25) 2. Furnishings (26) 3. Basement Construction (5) 4. Special Construction & Demo (27) 	<ol style="list-style-type: none"> 1. Courtroom Millwork: Line item (26) "Furnishings" 2. Detention Equipment: Line item (25) "Equipment" <ol style="list-style-type: none"> 1. Equipment (25): Commercial equipment, institutional equipment, vehicle equipment, other equipment. 2. Furnishings (26): Fixed furnishings, movable furnishings. 3. Basement Construction (5): Would cover basement excavation, basement walls. Please note the current design intent does not include a basement at this time. 4. Special Construction & Demo (27): Special structures, integrated construction, special construction systems, special facilities, special conditions and instrumentation, building elements demolition, and hazardous components abatement.
27	Attachment 7 - Sample Agreement, Exhibit A, Section 1.106. Page 29	Please provide a copy of OCIP Manual.	A copy of the OCIP Manual will be provided to the shortlisted firms as part of a forthcoming addendum. Please note that the Judicial Council Risk Management Unit (RMU) will need to customize the OCIP manual prior to the start of construction of the project.

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28	Attachment 7 - Sample Agreement, Exhibit A, Section 1.18, Page 19	Please provide a copy of Builders Risk Policy.	A copy of the Builder's Risk Policy will be provided when the contract is awarded. Please provide any specific questions regarding policy coverages.
29		Does CA 7105 apply to this project? Please also confirm that the Builder's Risk policy will include earthquake and earth movement insurance.	The Builder's Risk will NOT include earthquake or earth movement insurance, nor will we require the contractor to provide these coverages.
30	Attachment 7 - Sample Agreement, Exhibit A, Section 25.3.2.5, Page 153	Please confirm that the JCC provide flood insurance?	The Judicial Council will NOT provide flood insurance, nor will we require the contractor to provide flood insurance.
31	Attachment 7 - Sample Agreement, Exhibit A, Section 13.10.11, Page 60	Please confirm that DSA's scope of work for this project is Access Compliance Review Only.	DSA will be reviewing access compliance for this project.
32	Attachment 7 - Sample Agreement, Exhibit A, Section 1.3, Page 18	The Project could also be impacted by adverse weather that occurs beyond the Project Site, such as weather that interferes with material deliveries and weather at a manufacturer's facility. We do not have any control over adverse weather that occurs at these other locations, just like we don't control adverse weather at the Project Site. Will the Judicial Counsel revise 1.3.3 to apply to all weather that meets the requirements of 1.3.1 and 1.3.2 and that impacts the Project, and not just weather that occurs at the Project Site?	Section 1.3.3 will remain as is.

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33	Attachment 7 - Sample Agreement, Exhibit A, Section 7.2, Page 43	<p>The list of permissible uses of Project Contingency is short and does not include categories that we expect to see for design-build projects. Contingency should be open for use for any item of work that is a Direct Cost of Work but is not reimbursed under the contract.</p> <p>Will the Judicial Council revise the permissible uses of Project Contingency to include:</p> <p>Any item of work that is a Direct Cost of Work but is not reimbursed under the contract. Correcting or remedying work if the Defective Work was not caused by Design Build Entity’s negligence, including Design Work. Weather protection. Additional or extended Design Build Entity’s General Conditions.</p>	Project contingency policy will remain as is.
34	Attachment 7 - Sample Agreement, Exhibit A, Section 27.9, Page 165	Please confirm that a Project Labor Agreement (PLA) will not be implement for the New Ukiah Courthouse Project. And that all other Prevailing Wage & Skilled and Trained Workforce Requirements will apply as outlined in the documents.	Judicial Council is not requiring PLA on this project. Prevailing wage and skilled trade labor will be required per the contract.
35	Attachment 7 - Sample Agreement, Exhibit A, Section 25.3.2.5.3, Page 154	The Builder’s Risk deductible is identified as \$100,000 per occurrence. This amount will be too high for many of our subcontractors. We request the deductible be reduced to a reasonable amount of \$25,000.	The deductible will be up to \$100K per occurrence. The policy may be issued with a lower deductible. The deductible amount will be determined by the insurance carrier once the policy is rated and will be the responsibility of the contractor/subcontractors to cover in whatever amount is required by the insurance carrier, up to \$100K.

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36	Attachment 9 - Performance Criteria Documents, Section 1.1 - Executive Summary, Page 8	An EIR is mentioned in the Executive Summary. The one included as an appendix is from 2012. Is there an update EIR?	Latest updated EIR will be provided to shortlisted firms as part of a forthcoming addendum.
37	Attachment 9 - EIR	Please confirm that the biologist required by the EIR to conduct the pre-construction survey will be retained by the JCC.	DBE will conduct Pre-Construction survey and will retain a Biologist as needed.
38	Attachment 9 - EIR	Please confirm that any mitigation credits will be the cost of the JCC outside the DBE's contract.	Additional clarification is needed to properly respond to this question.
39	Attachment 9 - EIR	Please confirm that the nesting bird survey will be conducted by a firm retained by the JCC.	DBE will conduct nesting bird survey.
40	Attachment 9 - EIR	Please confirm that the paleontologist required by the EIR will be retained by the JCC.	DBE will retain a paleontologist as needed.
41	RFP Section 2.1.1, Page 4	Please define what infrastructure will be required to "provide approximately (160) parking spaces with solar power generation capability". The electrical systems criteria detail provisions for a future PV system but do not discuss any infrastructure requirements for parking.	Please refer to the California Trial Court Facilities Standards for requirements. Design intent is to incorporate covered parking with solar power generation capability. Specific infrastructure and requirements will be reviewed and discussed during the Design phase.