**Addendum No. 1**

**RFP 20-10 Yuba College, Hazardous Materials Assessment**

Date: 11/09/2020

Date: January 26, 2016

1. Clarification: **Appendix A**
   1. Due to the complexity of this project, and to provide a competitively bid the project, a fixed number of tests for asbestos and lead will be listed per building. A sampling plan will later be developed with the successful proposer after a more thorough investigation and some sampling testing to better determine the frequency and type of testing. **Please refer to the updated Appendix A attachment.**
   2. The District is considering the services provided for Group 1, 2, and 3 as separate projects that may be awarded out to one, two, or three different firms, depending on the “best value” to the District. Best Value is defined as follows:
      1. The qualifications of the Firm and Project Team
      2. The resources of the Firm to complete the project scope.
      3. The cost of the services
      4. The number and type of samples taken
      5. The references of the Firm
      6. “Like Projects Examples”.
      7. The Proposed Schedule of Services
      8. The quality and completeness of the example report provided in this proposal process.
2. Clarification:
   * 1. Once the sampling plan is determined, the hazardous material report shall contain the following:
        1. A description of the field activities, observations, and sampling protocols
        2. Written description of locations, type, friability, and condition of the assessed and lead paint hazardous materials
        3. Tabulated results of the sampling and analysis
        4. A map indicating building materials, sample locations and estimates of hazardous material quantities
        5. A discussion/reference of applicable Federal, State, and local regulations
        6. Conclusions and recommendations concerning the assessed hazardous materials associated with the project
3. Clarification:
   1. The Hazardous Materials Consultant must be registered/licensed by the State of California. The consultant must have a minimum of ten years’ experience in Pre-Modernization Type Asbestos and Lead Paint Hazardous Materials Study services.
   2. The Consultant shall ensure key personnel are Certified Lead Inspectors, Assessors, and Project Monitors by the California Department of Public Health and Certified Asbestos Consultants by the California Division of Occupational Safety and Health. If required, all work shall be reviewed by a Certified Industrial Hygienist (CIH). Please note whether a CIH is include in your proposal.
   3. The Hazardous Materials Consultant should propose the entire team it would use in providing needed Hazardous Materials Study Services, including any sub consultants.
4. Clarification:

Consultant proposals must set forth Consultant’s understanding of all applicable Health and Safety laws, guidelines, and requirements including Cal/OSHA Title 8, Section 1532.1 (lead), CCR Title 8 Section 1529 (Asbestos), California Department of Public Health Title 17, the Environmental Protection Agency, the Department of Toxic Substances Control (DTSC), the California Division of the State Architect regulations, the National Emission Standards for Hazardous Air Pollutants, the Asbestos Hazard Emergency Response Act, and local ordinances and/or other applicable regulations, relative to the work to be undertaken, as well as the Consultant’s ability to perform the work and the methodology by which Consultants will complete the work. Consultant proposals must confirm the nature of the work to be performed will meet all the aforementioned requirements for said work as set by the applicable codes and regulations and all other applicable ordinances and guidelines.

1. Requested Information: Provide the following information to supplement Appendix A:

## Billing Rate Information

1. Firm Name:

|  |  |  |  |
| --- | --- | --- | --- |
| Job Title | Hourly Rate | Daily Rate | Project Rate |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

Effective Date of Rates

**NOTE:** Consultant will ***propose*** an all-inclusive fee for all the services. Any rates or fees not delineated in this fee schedule or proposal shall be reviewed, negotiated and *approved in advance* by YCCD.

Total All Inclusive Fixed Fee: Signature: Title:

1. Clarification: The scope of work includes sampling for asbestos and lead paint.
2. Clarification: The scope of work does **NOT** include any roof samples or patching. Exception: Building 800. Tremco Roof Warranty Applies. All sampling repairs on the building 800 roof shall be done by a Tremco certified and District approved roofing contractor. The warranty shall be maintained.
3. Clarification: For the purposes of this project, please plan around a Monday through Friday 8 hour shift without overtime. Typical normal working hours are 7am to 4pm but could vary.

If a premium is required to work 10pm to 6:30 or 7am, please note this in your proposal.

This is a prevailing wadge project.

1. Clarification: Group 1, Building 800 does include sampling floors, interior and exterior wall coatings and caulking, ceilings and as needed—items between the ceilings and the roof deck, mechanical piping insulation above the ceiling and on the roof, and the roof system. Please note and describe any other items that you might have in your proposal. Building 800 does require roof system samples. Tremco Roof Warranty Applies. All sampling repairs on the building 800 roof shall be done by a Tremco certified and District approved roofing contractor. The roof warranty shall be maintained.

Note: There has been a number of hazardous abatement and materials surveys done on building 800. These documents are shared in the building 800 shared folder documents.

1. Clarification: Group 2, Fire Alarm Systems Project does include interior and exterior walls, caulking around windows and between concrete wall panels, and ceilings. It does not include roofs or floors.
2. Informational Reference: Yuba College Campus-Wide Fire Alarm Systems Drawings can be accessed at this shared link:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/Ekzw2aYeQkNJuGfx-5Qnt8IB0vbcAOIE62Vd2vnC3fBrtA?e=frjtPW>

1. Clarification: Provide 1 signed original and 2 hard copies and 1 flash drive with your proposal. Reference: RFP section 10.0
2. Informational Reference: Group 1 Building 800 Reference Drawings and Historical Information can be found at this shared folder link:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/Eg32WlCw2T9GhB9w1R6oYLIBc5f1PilnwawwKRoBt6zIrA?e=U7KgKp>

1. Informational Reference: Additional Asbestos Abatement and Assessment information has been loaded into this shared folder for your reference:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/Es8Xx9gadg5MhFjSxvEtVlkBqfJmoA_qinsgETHZ0UH5sQ?e=ns9Dg5>

1. Informational Reference: Building Maps used for emergency exit and other purposes with building numbers are shared in this reference document folder:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/EkdHJpKOsltEjWMOA8klMNgB3XcHuhwyrL4HpJhnw8lYFg?e=UuDsLx>

1. Clarification: Group 3, Other Buildings do include interior and exterior walls, caulking around windows and between concrete wall panels, and ceilings. It does not include roofs or floors.
2. Question: Can you give a general description of the scope of work for the Group 2 work-if it will be limited to running conduit and installing boxes on walls/ceilings, with minor wall/ceiling penetrations, or whether it will include any work above ceiling or impacts to roofing or flooring?

Answer: In the older buildings numbered 100A, 100B, 200, 300, 500, 600, 900, 1400, 1600, 1700 all will have more work scope to replace strobe annunciators in the walls, install new fire alarm panels, and run new conduit above the ceilings and drop down with wiring to the wall locations. The other buildings are either recently renovated or were built in the 2006-2014 timeline. Since the exterior walls of all buildings are planned to be prepared and re-painted and caulking is expected to be replaced, please sample the exterior wall surfaces and caulking/sealant of all buildings that were built in the years when asbestos and lead paint were prevalent building materials. List all assumptions and criteria in your proposal so that it is clear what is and is not tested and why.

1. Question: Would access be available after hours-nights and weekends and over holiday breaks?

Answer: Yes, please plan on working hours that are during the day, Monday through Friday from 7am to 5pm. Most of the classes are offered online right now.

1. Question: Will the deliverables include abatement work plans?

Answer: No

1. Question: Can you give any information on previous renovations or hazmat sampling?

Answer: Yes, as much as is available.

21. General Comment: A consultant present during the pre-bid meeting indicated they had recent projects on the campus and noted the variability of building materials within buildings on campus.

* 1. Question: Will all historical data be available for review prior to bid including recent data?

Answer: No

* 1. Question: If the consultant does have recent knowledge and sampling data, will they be able to use this data if other consultants are not provided this data?

Answer: There has been very limited hazardous materials assessments done in the past 15 years. All hazardous materials assessments and abatement information that is available is being shared.

* 1. Question: If other data exists that was not provided for review at the time of the bid, will this data be made available and can it be relied upon or will sampling be required regardless of historical data?

Answer: The District is sharing all data that is readily available.

* 1. Question: Will the selected consultant be able to “assume” any material as asbestos or lead-containing without supporting historical data?

Answer: No.

1. General Comment: Section 2.0 – “Industry Best Practices.” There was conversation during the Pre-Bid Meeting that patching of sampling locations will be required. The expectation and level of effort of the patching requires definition in terms of a patch/repair to match existing or a general patch that does not match existing. “Industry Best Practices” on this item varies between consultants, projects, and clients.
2. Question: For patching/repair, are respondents to include a patch/repair to match existing including paint, warranties on building envelope repairs, replacement of acoustic ceiling tiles/panels, re- applying an acoustical texture, etc.?

Answer: Patching requires the surface be prepared for paint but not painted. M & O staff will paint the patch locations. No painting required.

1. Question: If so, are licensed contractors required for the patching (e.g., roofs)?

Answer: No roof samples are to be taken in the scope of this RFP. No roof patching is required.

1. Question: Or, is a general patch which may be visible acceptable?

Answer: Yes, please keep sample size reasonable and located to minimize space aesthetic impacts.

1. Question: Discussions indicated a desire for “discrete sampling locations” during the survey. Discrete sampling can limit the results if this is preferred and directs the survey team to find discrete locations. Are discrete sampling methods being requested by YCCD?

Answer: Sampling needs to be done to fulfill the requirements of the RFP. Sampling locations will be identified together with M & O leadership to verify and minimize adverse impacts while also meeting the requirements of the RFP. For example, in an office, we do not want to core sample right above someone’s desk where they will see it every day.

1. Questions Associated with RFP Section 2.1 Project Schedule – Group 1, 2, and 3
   1. This section indicates an approved sampling time of 5-am to 8-am. This restriction will significantly limit the mobilization and completion of the sampling phase of this project.
   2. Question: Will other times be made available for the sampling such as after areas?

Answer: Yes, See item 7 above.

* 1. Question: Will other times be made available for the sampling such as coordination with facility personnel to identify areas and buildings that can be sampled between 8-am - 5-pm?

Answer: Yes, See item 7 above.

* 1. Question: As indicated, if most classes are currently between 8-am and 1:30 pm, would sampling after 1:30-pm be an option?

Answer: Yes, See item 7 above

A note is provided that states “an earlier date for Group 2 will especially score higher.”

1. Can YCCD provide detail as to the “higher score” parameters for these buildings if an earlier date is estimated by the consultant.

Question: If one firm proposes, as an example, to complete the survey by January 13, 2020 and another firm proposes January 14, 2020, and another firm proposes the posted date of January 15, 2020, then what are the point differential for each of these dates to be scored by YCCD?

Answer: Please provide a realistic schedule with your proposal. Please use straight time, no overtime, and prevailing wages. Please describe the number of staff, their roles, and your overall work strategy and approach to providing timely and complete services to meet all current codes and regulations. Proposals will be evaluated based on the criteria of the RFP.

1. Section 2.4 – Demolition. This section requires the provision of hazardous waste manifests for items removed from the campus.
2. Question: Laboratories are responsible for this waste disposal and manifests are typically not signed by the Owner for sampling events. Will this section be removed given this information?

Answer: Yes, if not required by a law, code or regulation.

1. Question: Or, will YCCD provide daily manifest signatures for samples prior to submission to the laboratory?

Answer: No, not if it is not required by code or regulation.

1. Section 6.0 Non-Discrimination. This section indicates a preference by the YCCD for firms that are women or minority-owned, emerging small businesses, veteran-owned firms, and disabled person owned firms.

Question: Given this stated preference, what is the percentage bonus these firms will receive over firms that do not meet this Section 6 criteria?

Answer: There is not a point preference for this evaluation criteria. The District encourages all qualified firms, including women or minority-owned, emerging small businesses, veteran-owned firms, and disabled person owned firms to participate in the procurement process. The District does not discriminate with regard to any qualified firms participating in the procurement process.

1. Section 10.0 – RFP Proposals. This section indicates the YCCD may select a “firm” or “firms” to perform the work.
2. Question: Given the short timeline presented Section 2.1, will the YCCD select “Firms” to meet this schedule or select just one firm?

Answer: The District has the option to hire either one firm or a number of firms that provide the best value to the District to perform the services described in this RFP.

1. Appendix A: Proposal Base Bid Costs/Scope: Hazardous Materials Survey
2. Question: Are the preliminary drawings for the Fire Alarm System Upgrade Project available for review prior to submission of bids? If so, will respondents be allowed time for the review of these to estimate the extent of sampling at each building?

Answer: Yes, see question no. 11 above with associated link.

1. Question: There was discussion during the pre-bid meeting regarding sampling just the materials impacted by the Fire Alarm System Upgrade Project versus a more complete survey for each building. For the buildings impacted by the Fire Alarm System Upgrade, is a full survey (i.e., interior and exterior) of the building being requested? Or a targeted survey for only those materials impacted by the Fire Alarm System Upgrade?

Answer: See question no. 9 above and associated information in other items above.

1. Statement: This section includes the statement “…testing for Asbestos, Lead Paint, and any other known high-risk hazardous material.”

Answer: See other clarifications above.

1. Question: Can the YCCD clarify what is meant by “other known high-risk hazardous material?” Since this is a low-cost bid, this “other” material needs to be named with specificity as a broad definition is not in agreement with a low-cost bid requirement.

Answer: Test for asbestos and lead paint as clarified in above questions.

Group 1 Buildings:

* + 1. Question: Building 800 Modernization – Are drawings or extent of the remodel known and will they be able to be reviewed?
    2. Answer: The planning process to generate drawings for the project are just now beginning. Please reference the following link for some additional information regarding the scope of work:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/EiwNvdhIQl9PuVntdVU_WuQBURLA4DRJwuX64eG3Qg4vNw?e=JuozHp>

* + 1. Question: Building 800 Modernization – This building was built ca. 1965 and remodeled in 2008. Are drawings and/or the extent of the remodel known? And will this be able to be reviewed prior to bid?

Answer: See question no. 13.

Group 2 Buildings:

Question: This section contains 22-buildings, of which, some have been renovated (e.g., Bldg. 100B, Bldg. 400, Bldg. 1100, etc.). Are the scopes of these renovations available for review?

Answer: Yes. Please reference the following folder link:

<https://goyccd-my.sharepoint.com/:f:/g/personal/w0398409_yccd_edu/EnLgZFFv4C9Gm0QxYaYK8MIBu35GO16CkCR3jLv_jV6EOA?e=5xAsvx>

Question: Given numerous buildings were renovated in 2008 or 2012, are the hazardous material surveys available for review for these renovations?

Answer: See question 13 above.

* + 1. Question: If this data is available, can the consultant rely on the 2008 or 2012 renovation data and use this data for this 2020 survey?

Answer: Yes, if the data meets current code, regulatory requirements. Please state this on a building by building basis with direct reference to specific documents. Attach any such reference documents to your proposal for reference and justification of the position. Provide reference to regulatory requirements that allow this information to be used with verification that it is not too old to use for this application. In these cases, please provide a spot sample of 3 or more samples to verify that these conditions have not changed per building.

* + 1. Question: The requested fees are a lump sum fee for each building. Given the age of construction and multiple renovations which impact the total number of samples based on the homogeneity of installed building materials, will the YCCD entertain changing this lump sum bid requirement to be a defined number of samples (e.g., 100-asbestos and 100-lead per building as a base bid)? This would allow for the YCCD to obtain its best low-cost bid.

Answer: Due to the complexity of this project, and to provide a competitively bid the project, a fixed number of tests for asbestos and lead will be listed per building. A sampling plan will later be developed with the successful proposer after a more thorough investigation and some sampling testing to better determine the frequency and type of testing. **Please refer to the updated Appendix A attachment.**

* + 1. Question: Are roof, exterior elevations (e.g., exterior walls and windows) required to be sampled? Or just those materials impacted by the Fire Alarm Upgrade Project?

Answer: Please sample surfaces of interior and exterior walls on all buildings listed. Exception: Building 2100 and newer buildings built after 2005. Please describe what is and is not sampled in your proposal.

* + 1. Comment: The EPA 600/R-93 method for bulk sample analysis for asbestos has multiple analytical paths. Each of these paths (e.g., initial result, follow-up point counting, X- ray diffraction) have their associated costs. The Feather River AQMD follows the Federal NESHAP regulation. Under this regulation, friable ACM <10% is required to be point counted. In addition, if Non-Friable ACM <10% will be made friable, then these materials should also be point-counted. The purpose of point counting is to clarify if the Feather AQMD will have jurisdiction over the removal of certain ACM and to clarify waste status for any asbestos removal/disturbance activities.

Response: The District will depend on the subject matter expertise of each qualified firm to provide what is needed in both the type and frequency of testing. Rationale shall be provided by each firm regarding approach, testing methodology with regulatory references and listed exceptions, assumptions, and inclusions in the proposal. For the purposes of competitively bidding the project, a fixed number of tests for asbestos and lead will be listed per building. A sampling plan will later be developed with the successful proposer after a more thorough investigation and some sampling testing to better determine the frequency and type of testing.

1. Question: The decision to point-count is dependent on the initial results. This is difficult to give an estimate at this stage especially given the “low-cost” requirement of the bid. Will the YCCD provide a number of point count reanalysis so that respondents are similar in their estimations and fees?

Answer: Yes, Appendix A will be updated to give firms the opportunity to provide a a flat fee for a set number of samples per building.

1. Question: Or are respondents not to include “industry standard” additional analyses?

Answer: Provide alternative pricing for additional “industry standard” analyses.

1. Question: Or will the consultant recommend point-counting after initial results with the ability to request a contract modification to cover these additional analyses?

Answer: I believe this will be the best way to adjust the proposal numbers and meet the needs of the District. This is a difficult project to both scope and estimate.

1. Question: Discussions during the site walk indicated exterior painting, caulking of exterior wall joints, and similar tasks were also in the scope of work at each building.

Answer: Yes, this is true. Please see comments in above items.

1. All work shall be done in accordance with the latest requirements of the California Code of Regulations Section 1529 Asbestos, found at link:

<https://www.dir.ca.gov/title8/1529.html>

1. Question: Will the YCCD clarify the full scope of work for each building as it relates to the Fire Alarm Upgrade Project versus other improvement tasks to be performed during the planned project?

Answer: Yes, this has been clarified in above items.

1. Group 3 Buildings:

Comment Statement: Discussions during the Pre-Bid Meeting indicated Buildings 1708, 1709, Veterans Program Modular Building and the 3000 modular buildings are to be demolished.

Response: Buildings that have been assessed in previous testing include buildings 1021, 1022, 1050, 1251, 1900. Buildings that are part of another procurement process include buildings 1300, 1500. Do not include these buildings in this procurement process.

* + 1. Question: Can the YCCD clarify if a full demolition survey is being requested for these buildings?

Answer: Do not include a full demolition survey for any buildings in this procurement process/RFP scope of work.

* + 1. Question: Some buildings of newer construction have newer roofs. This includes the Group 3 Buildings but may also include the Group 2 Buildings.

Answer: Yes, do not include sampling building roofs. Exception: Building 800.

* + 1. Question: A note is provided in the Group 3 buildings that indicates to “properly patch and repair each sample location to the “satisfaction” of the District.
       1. Can YCCD clarify or define “satisfaction” in the patching and repair of

sample locations.

Answer: Prepare patch locations for painting. Track and communicate to the District on drawings/maps to indicate where the District will need to prime and paint the patch locations.

**(Updated) Appendix A: Proposal Base Bid Costs/Scope: Hazardous Materials Survey**

**FIRMS SHALL FILL-OUT THE PROVIDED BID SPREADSHEET PROVIDED IN MS EXCELL FORMAT.**

**Note: In many cases, the remodels are partial and not complete remodels. Some building remodels included a building addition. All dates are estimated dates and provided to give the Firm a better understanding of the building age and risk of asbestos or lead paint.**

**A SAMPLE PLAN IS NOT REQUIRED WITH PROPOSALS.**

**FIRMS MUST FILL OUT THE BID SPREADSHEET.**

**FIRMS MAY PROVIDE A SAMPLE PLAN AND THE NUMBER AND TYPES OF SAMPLES AS AN ALTERNATIVE.**

**Schedule of Services:**

**Start Date:** December 21, 2020

**Completion Dates** for the Three (3) Separate Reports, 100% Completion (One for each Group of buildings per Appendix A):

**Group 1:** January 29, 2021

**Group 2:** January 15, 2021 (December 31, 2020 if possible)

**Group 3:** January 29, 2021

Firms are required to submit a schedule with their proposals to complete each of the three written reports and submit them by the dates shown above. An earlier date for Group 2 will especially score higher.

**The End.**