

**REQUEST FOR QUALIFICATIONS**  
**RFQ # FCARC-00187**  
**for**  
**Request for Qualifications (RFQ)**  
**for Architectural Engineering for a New Building 6**



**ADDENDUM NO. 02**  
**Thursday, November 21, 2024**

Administered by:  
**Marilyn Weisenberg, Administrative Services**  
**Purchasing Supervisor/Finance Division**  
Riverside County Flood Control  
and Water Conservation District  
1995 Market Street, Riverside, CA 92501

**ADDENDUM NO. 02**  
**TO RFQ #FCARC-00187**

**1.0** This addendum is considered to be part of the RFQ. All other terms of the RFQ remain unchanged and in effect. This addendum is intended to provide additional information and/or to change requirements in the above referenced RFQ. Any information contained herein will be considered part of the RFQ and as such will be used in the evaluation of the bid responses. Attention all potential bidders, if you have already submitted your **SOQ** prior to the bid closing date, please review this addendum and re-submit your bid response, should this addendum modify your initial SOQ response.

**2.0** Respond to the RFQ FCARC-00187

Your SOQ package must be received by the deadline for submission at:  
Riverside County Flood Control  
and Water Conservation District  
1995 Market Street  
Riverside, CA 92501  
Attention: Marilyn Weisenberg  
RE: SOQ for RFQ FCARC-00187 Architectural Engineering for a New Building 6

The bid response shall be submitted by 1:30 p.m. on the closing date listed above. Bid responses not received by the District by the closing date and time indicated above will not be accepted. Email submissions of your SOQ package will not be accepted.

**3.0** Sets of Questions provided by various Firms with District responses/

1. Is the conceptual layout included within the RFQ considered finalized? Therefore, our scope of work should only include program validation during schematic design? Or are you interested in exploring recent design trends for office spaces and exploring the space relationships with the awarded AE firm?  

A. The conceptual layout is intended to be a rough draft for programming purposes. The layout may be altered with the District's review and approval. The number of spaces, offices, etc. will however need to stay the same.
2. Architecturally, do you want the new building to match the existing construction type of the main two entry buildings? Tilt-Up Concrete?  

A. The Building shall not be a Tilt-up Concrete, but it shall aesthetically fit in with the other two main buildings
3. Is it your intent to construction this project utilizing a traditional design-bid-build delivery model, or a CM-Multi-Prime Model? A. Design-bid- build
4. Is design and construction of temp swing space to be part of this project scope?  

A. If this is referring to a temporary workspace for employees who were in the Modular Building 6, the answer is no. The District will handle determining the space for these employees.
5. Please confirm fee breakdown is to be by phase only and does not require an hourly breakdown?

A. Fee Breakdown will be by phase only but should be an accurate representation of staff time dedicated to each phase.

6. Will a full utility survey be provided to the awarded team? Or shall this AE Firm responsibility?

A. The District will provide the utility survey per the District's Responsibilities listed on page 7 of the RFQ. However, the awarded team should add additional potholing services to complement the design. Please note, the awarded firm may need additional potholing /subsurface investigations to clarify locations and depths of the utilities.

7. On Page 7 of the RFQ, under District's Responsibilities, an additional geotechnical investigation for the new 2-story building layout is noted. On Page 8, the Site Investigations scope includes Geotechnical Investigations. Please confirm that AE Firm needs to include a Geotechnical consultant as part of our team to perform the additional geotechnical investigation for a 2-story building.

A. The District did complete a Geotechnical Investigation and it will be released with this Addendum. The AE firm needs to include a geotechnical consultant as part of the proposed team to perform additional geotechnical investigations for a 2-story building.

8. On Page 7 under Roof, and Page 9 under Architectural and Structural Plans, a "future solar panel system" is referenced as well as plans with the location of the solar components. On Page 10, plans for a Solar Panel System include panel installation plans, wiring plan, and battery power system. Please confirm that designing the solar panel system to include installation plans, a wiring plan and a battery power system is part of our team's scope of work?

A. Yes it is

9. Please confirm who shall act as Authority Having Jurisdiction (AHJ) over the project as there is conflicting statements within the body of the RFQ.

A. The District will be the Authority Having Jurisdiction (within District grounds), but the design shall adhere to all applicable current local and state building codes. Outside jurisdiction approval might be needed (i.e. for electrical and sewer, if connecting outside District grounds).

10. Regarding the cost format, it stated to submit a "cost, consisting of a cost/budget narrative and the Financial Statement"... By Financial Statement, does that mean our firm's Financial Statements, or something else? Is it just a narrative plus a lump sum they are seeking? Hourly rates?

A. The cost would be based on the phases accompanied by a narrative and the Financial state is the Firms Financial Statement.

11. On page 10, under "MECHANICAL, PLUMBING, AND FIRE SUPPRESSION," one of the bullet points states, "Plumbing plans should accommodate an RO water system for the building, including RO water supply for the water heater and HVAC system." Please clarify if the RO water system is also required for plumbing fixtures that are not supplied with hot water, such as toilets, and urinals.

A. RO water systems will be required only for the water heater and HVAC system.

12. Will AE Firm be required to comply with CalGreen for the project?
  - A. County of Riverside Policy H-29 (Sustainable Building Policy), requires that all county building projects initiated on or after March 1, 2009 shall be designed to incorporate LEED certification (Certified Rating).
13. On Page 6, the program for Men's and Women's 2nd Floor restrooms includes a "shower area". Does the District have a desired number of shower stalls based on staff needs?
  - A. Unless there is code that addresses, then no more than two shower stalls in each will be required.
14. Will the building require any sort of electrical power/low-voltage redundancy? Do you require generator?
  - A. **Will a generator provide the electrical power/low voltage redundancy?** The building will require a Generator for critical operation of the building.
15. Has the county conducted any previous surveys or site investigations, and will these be available to the awarded firm?
  - A. Please see the "District's Responsibilities" on page 7 for the completed site surveys/investigations.
16. Could you confirm whether the feasibility study for the 20 charging stations and the design of 5 charging stations are included in the scope of work?
  - A. The charging station feasibility study shall be included in the scope of work.
17. Please confirm whether the "hard copy cover letter" mentioned on page 14 of the RFQ refers to the cover letter outlined on page 3.
  - A. Yes, the hard copy cover letter mentioned on pages 3 and 14 are the same.
18. Kindly confirm whether the "Service Category" mentioned on pages 16 and 18 of the RFQ refers to the list of services outlined on pages 7 to 11.
  - A. The Service Category does not apply to this RFQ and should have been removed.
19. If a firm is providing more than one "Service Category" listed on pages 7 to 11 of the RFQ, should the firm include a separate organizational chart for each "Service Category," or can it list multiple "Service Categories" within a single organizational chart?
  - A. This should have been removed from the Request for Qualifications, Service Categories do not apply to this RFQ.
20. Should a firm provide a separate "Personnel Table" for each "Service Category," or can a single "Personnel Table" include multiple "Service Categories"?
  - A. The Service Category should have been removed from this RFQ. There can be a single Personnel Table.

21. What is the construction budget for the project?
  - A. The AE Firm shall provide construction cost estimates to the District for budgetary purposes by October 2025. The District will use the final estimate to budget the construction phase in Fiscal year 2026-2027.
22. Bullet C. Qualification Documentation on page 16 starts with Section 2: Firm and Staff Experience. Is there a missing Section 1?
  - A. The numbering was incorrect the number 2 should have been a number 1.
23. Page 16 of the RFQ refers to "tasks selected on the Service Category Checklist." Where is the Service Category Checklist?
  - A. All references to Service Category should have been removed from this RFQ, Service Category does not apply to this RFQ at any time.
24. For the project reference summaries, the RFQ mentions that a max of 10 may be included per service category. Is there a minimum number of projects per service category?
  - A. Service Categories does not apply to this RFQ. We will need to determine how many reference summaries per discipline.
25. Is there a required format for the Cost/Financial Information?
  - A. The Cost is the firms proposed cost which will be based on percentage of the construction cost and that percentage will be broken down by phases. The Financial information is the firms balance sheet, income statement, statement of cash flow and statement of changes in equity.
26. Can fire sprinkler/alarm be deferred to design-build under the General Contractor based on a performance specification included in our construction documents?
  - A. No, the District is requiring the sprinklers/alarms to be included in this RFQ and Project Design.
27. Can low voltage be deferred to design-build under the General Contractor based on a performance specification and device locations included in our construction documents?
  - A. No, the District is requiring the low voltage design to be included in this RFQ and Project Design.
28. Please confirm full Audio/Visual design for the conference rooms is required.
  - A. Yes, it is required.
29. Please confirm that Landscape Architecture design services are not required and only modifications to the existing landscape irrigation system are required.
  - A. **Yes this is true**
    - a. Has an analysis been completed to determine if new trees are required to replace any that are removed to meet County parking lot requirements?
    - b. Are there existing irrigation as-built documents? **Yes, there are existing irrigation as-built documents.**
30. Clarify how many cost estimates are required and at which design milestones.

**A.One (1) Overall cost estimate broken down by phase.**

31. Geotechnical Engineering Services are typically contracted directly to the owner and can be difficult for architects to obtain insurance for. Can the Flood Control District obtain an update letter for their existing geotechnical report for our use on the project?  
**A. The District prefers for the AE firm to coordinate the geotechnical engineering services. However, the District is open to hiring a geotechnical firm; the selected AE firm shall assist the District by providing the required parameters for the building design.**
32. Please confirm “potholing” for underground utilities is a construction activity that can be performed by the General Contractor. We cannot perform this service as it is not insurable under our professional liability insurance. **No, potholing shall be completed during the design phase of the new building.**
33. Specifications: Please confirm that the Flood Control District will provide the Division 1 General Conditions specifications. **The District will provide the General Conditions Specifications if made available by the Riverside County Facilities Management.**
34. Are there any standard specifications or design standards we will need to follow for the project? **The District has no standard specifications or design standards, but the AE firm shall meet the Certified LEED rating and shall adhere to all applicable current local and state building codes.**
35. Please confirm that the requirement for the Operations & Maintenance Manual as part of the deliverables for the project is intended to be the “Turnover Package” required from the General Contractor at project completion and that we can exclude it from our scope. **Yes, the turnover package can be completed by the General Contractor. Supporting bid documents shall be provided by the AE firm to ensure the general contractor will provide the package.**
36. Please confirm the Conceptual Layouts provided in the RFQ will serve as the building program for areas and adjacency requirements. **The conceptual layout is intended to be a rough draft for programming purposes. The layout may be altered with the District’s review and approval. The number of spaces, offices, etc will however need to stay the same.**
37. Which departments will occupy Bldg. 6? **The Operations Division and the Construction Maintenance Division.**
38. Please confirm the roof framing structure shall be designed to accommodate the increased structural loads for the Optional Rooftop Garden? **The Rooftop Garden concept is not required for the structural analysis.**
39. Will this project be required to obtain LEED Certification, or any other sustainable design certification? **County of Riverside Policy H-29 (Sustainable Building Policy), requires that all county building projects initiated on or after March 1, 2009 shall be designed to incorporate LEED certification (Certified Rating). Please assume that we will proceed with this route, however, the District may also ask for a waiver through the Board of Supervisor to not implement the LEED certification**
40. Final Design and Engineering: Will separate permits be required for the civil and landscape plans or will the Flood District review the civil plans and landscaping plans along with the building plans as one package? **The Civil and Landscaping plans will both be reviewed as one package for flood review.**
41. Will the design team be responsible for coordinating plan review with the Riverside Fire Department. **Yes.**
42. Will the Flood District be the Authority having Jurisdiction issuing the building permit for the project?

43. The District will be the Authority Having Jurisdiction. Riverside County Facilities Management will plan check the design of the building and appurtenant improvements and shall issue the building permit once the review has been completed. Outside jurisdiction approval might be needed (i.e. for electrical and sewer, if connecting outside District grounds).
44. Is scoring criteria available for how each category of the RFQ will be scored?  
A. The District shall score the SOQ's using the criteria listed in Section VIII. Evaluation Process and Criteria on page 18 of the RFQ.
45. Are there any environmental regulatory requirements that need to be met? Will this project require CEQA approval?  
A. There are no known regulatory requirements for this building construction. The proposals shall include a task for an Initial Study to determine the CEQA needs.
46. Will the District consider modifying the language in the following two contract clauses. The items are not covered by our professional liability insurance as written, and we would like to propose the highlighted modifications.

#### 11. Disputes

11.1 The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties. Any dispute relating to this Agreement, which is not resolved by the parties, shall be <sup>reviewed</sup> ~~decided~~ by DISTRICT's Compliance Contract Officer who shall furnish the decision in writing. ~~The decision of DISTRICT's Compliance Contract Officer shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary or so grossly erroneous to imply bad faith.~~ CONTRACTOR shall proceed diligently with the performance of this Agreement pending the resolution of a dispute. <sup>Add "However, it is agreed that any payment disputes shall be resolved within 60 days or Consultant shall stop work without liability."</sup>

21.2 <sup>General Liability</sup> As respects each and every indemnification herein, CONTRACTOR shall defend and pay, at its sole expense, <sup>replace with "reasonable"</sup> ~~all costs and fees, including, but not limited to,~~ attorney fees, cost of investigation, defense, and settlements or awards <sup>first approved by CONSULTANT's applicable insurer</sup> against the indemnities, any loss, suits, claims, demands, actions or proceedings to the extent and in proportion to the percentage such costs and fees arise out of, pertain to or relate to the negligence, recklessness or willful misconduct of CONTRACTOR arising out of or from the performance of professional design services under this Agreement. The duty to defend applies to ~~any alleged or actual negligence, recklessness or willful misconduct of CONTRACTOR.~~ ~~The cost for defense shall apply whether or not CONTRACTOR is a party to the lawsuit, and shall apply whether or not CONTRACTOR is directly liable to the plaintiffs in the lawsuit. The duty to defend applies even if Indemnitees are alleged or found to be actively negligent, but only in proportion to the percentage of fault or negligence of CONTRACTOR.~~

**A. The modifications have been sent to our County Counsel for review, once a determination is made the District will post it.**

47. Has an analysis been completed to determine if new trees are required to replace any that are removed to meet County parking lot requirements? **This was asked in question 9 a**
48. Are there existing irrigation as-built documents? Yes.
49. Will a new electrical service be required for the new building?

A.The AE firm shall determine if a new electrical services is required.

50. Will additional parking stalls be required outside of the code required accessible parking stalls?

A.No, only the code required accessible parking stalls will be needed for this new building.

51. Please confirm the project boundaries. Does our scope of work extend beyond the new building footprint and code required ADA parking? Will there be sufficient existing parking available for the new building?

A.Yes the scope of work extends beyond the new building footprint to include required ADA parking, required parking for the building size and possibly more.

52. Will existing campus utility map and record drawing information be available to assist with identification of any required utility rerouting or construction phasing? **Yes.**

53. What site improvements are planned around the building footprint (parking, walkways, etc.)? What is the overall development footprint acreage (including the building and associated site improvements)?

A.The building design shall include parking and may require a walkway. The total acreage will be determined once all code requirements and grading limits have been determined by the AE Firm.

54. Do the existing onsite BMP's have capacity to serve the new project, or will a BMP improvement need to be performed?

A.The onsite BMP's have capacity to serve the new project.

55. The project is in FEMA Zone X, defined as an "Area with reduced flood risk due to levee". Please confirm that this project does not propose any interactions with the adjacent levees and can remain scoped as Zone X of minimal hazard.

A.The project will not interact with the adjacent levee.

56. Does the existing infrastructure anticipate having sufficient water pressures to meet the demand of the new facility?  
A.We anticipate having sufficient water pressure, but it should be verified as part of the design phase.

57. What milestone packages will be required by the District (i.e., Concept, Schematic Design, Design Development, Construction Documents)?

A. The listed milestone packages will suffice. However, the Design Development shall include 30%, 60%, 90%, and 100% submittals with a minimum of three reviews for each percentage milestone.

58. Will there be any interim reviews at design milestones, or just a permit review of final design documents? **See answer to the previous question.**

59. What is the anticipated duration of construction?

A.The maximum anticipated construction duration is 1.5 years.

60. Will this project include an exterior trash enclosure?

A.If Code requires it, than yes it will

61. Will this project include exterior site elements such as trellises, carports, or other similar structures?

A.No, the project will not include those exterior site elements.

62. The proposed building pad may not be adequately sized for a 2-story tilt up concrete building. If Tilt up concrete is not an option, does the district have a preferred construction material, CMU, Steel etc.?



A. The District is not asking for a Concrete Tilt-up, we are aware that space/size is not conducive to that type of construction. There is no preferred construction material, but we must be respectful of what is cost effective and a good value for the public funds being spent.

63. Confirm the building will be constructed on grade, no retaining walls required.

A. The use of retaining walls will depend on the additional geotechnical report and recommendations.

64. Will the Initial Geotechnical Report dated Nov 30, 2020 be made available?

A. Yes it will be released with Addendum No. 2

65. Please confirm whether Table A-2 Summary Record of Past Performance and Project Reference Summaries must be completed by the following sub-consulting disciplines:

- a. Civil
- b. Landscape
- c. Structural
- d. MEP
- e. Cost estimating
- f. Commissioning
- g. Dry Utilities

A. Yes they should complete the Summary Record of Past Performance and Project Reference Summaries.

66. Would the District be willing to extend the timeframe for project references to those completed within the past 10 years, as opposed to 5 years? Municipal projects often have longer project cycles, and extending the timeframe would better showcase our relevant experience and qualifications.

A. Yes the District will extend the timeframe for project references to 10 years.

67. Can you confirm that we are only coordinating with the potholing and the Geotech consultants and not providing these services?

A. Yes, your role will be coordination with the specific consultant.

68. Can you confirm that the district will be providing all data sufficient for site design?

A. The District will provide baseline information mentioned in the RFQ, but the AE firm shall find all data to sufficiently design the building.

69. is a Water Quality Management Plan required? A. No.

70. Does the County have an energy goal for the project or will the building be designed to comply with code minimums.

A. Building should be designed to meet code minimums.

71. For the solar panels and BESS, shall it be for code minimums or is there a desire to offset as much energy consumption as possible?

A. The District does not want to be a supplier to the Grid if at all possible, if that is considered code minimums than yes please design to code minimums.

72. Can you also confirm if the solar panel design is for the infrastructure only (solar panel for future work) or should they be fully designed? **A. They should be fully designed.**
73. Can you confirm that the EV parking is for the infrastructure only (EV charging for future work)
- A. Per page 10 of the RFQ, five parking spaces directly adjacent to the new structure WITH charging stations are required. Two (2) of those charging stations will be located on the southeast side of the structure and three (3) charging stations will be located on the northwest side of the structure. Additionally, EV infrastructure for 15 future EV charging stations will also be required, per page 10 of the RFQ.**
74. Since landscaping is mainly for the irrigation system, can we defer this to the contractor? In that case a landscaping architect would not be required.
- A. Yes, and a Landscape architect will not be required.**
75. Appendix A statement B refers to a “Bid Form” that does not appear to have been included as part of the RFQ. As the RFQ requests that the sealed cost proposal must have “each item” bid separately, please confirm that “each item” refers to total fees and expenses of Architectural and each Engineering Discipline’s complete scope of work.
- A. The reference to the Bid Form should have omitted from the RFQ.**  
The sealed cost proposal should either be as described here, “total fees and expenses for Architectural and each Engineering Discipline’s complete scope of work” or  
The fee calculated as a percentage of the construction Cost broken down by phases.