

	FIRM	QUESTION	DRAFT RESPONSE
1.	BNB	With the Thanksgiving holiday, would it be possible to push the due date for the proposals by one week?	RFP response deadline extended to December 12, 2025 at 3 PM
2.	BNB	The schedule in the RFP notes an anticipated Phase 2 NTP in January 2026. Please confirm this is January 2027.	This is correct the NTP for Phase 2 would be in January 2027, or subject to change.
3.	BNB	The RFP notes that the price proposal makes up 10% of the scoring criteria. There are various aspects of price/cost that are being submitted. How do the individual costs/prices make up the 10%.	The District may apply the final 10% at its discretion, based on the comparative value of proposers' fees.
4.	BNB	The letter of interest is to include multiple pieces of information regarding subconsultants and subcontractors. Can this information be excluded from the maximum two-page limit?	Maximum can be extended to four pages
5.	BNB	When will proposers be allowed to visit the site and what notification is necessary to request this?	Site visits can be requested and scheduled on December 2 nd or 3 rd from 8 AM to 2 PM.
6.	BNB	Does the OCMVCD have any objections to proposers flying a drone over the existing site?	Drone fly overs are acceptable, 48 hour notice needs to be provided to the District and the drone pilot will be responsible for all waivers and FAA requirements.
7.	BNB	Section 12.7 Design-Build Construction Past Performance, subsection "b" notes three topics to discuss. Are bullets "i, ii, and iii" intended to be with respect to the example past project or more general for this PDB project?	Item B can provide examples of how your team addressed this in past projects or a general approach to how your team approaching these three areas.
8.	Layton	Can the District set up a site walk visit for this project for the Design Build teams to better understand the space?	See Question 5 for answer
9.	Layton	Is the Haster Building still subleased? If so, when do the leases expire?	All tenants are on a month-to-month lease and need to be provided with 60 day notice at minimum.
10.	Layton	Can as-builts be made available for any of these buildings?	Upon notification of the shortlist, the District will provide all available plans to shortlisted teams.
11.	Layton	Can underground site utility as-builts be provided, if available?	See Question 10 for Answer
12.	Layton	Can the RFQ/RFP due date be extended by a week?	See Question 1 for Answer
13.	Layton	Can we map the site with a drone?	See Question 6 for Answer
14.	Layton	Can lab functions be temporarily moved to another space during construction?	Yes, but it is preferred if the lab stays operations during construction. All other operations can be moved.
15.	Layton	Are there any fueling requirements?	No Fueling requirement
16.	Layton	What equipment is within the lab space(s)?	Some major equipment includes: Raceway tanks, UV Sterilizer, Chest Freezers, Fume Hoods,

			Autoclave, Standing freezers (10), Isotemp incubators, centrifuge, walk in fridge, irradiator, automated mosquito sorter, mosquito rearing racks, humidifier,
17.	Layton	Can the ponds be reduced? Or are they adequate/need more space?	Ponds can be reduced down to 4 ponds
18.	Layton	Please confirm if the ponds are operated by the District?	Yes
19.	Layton	Can the District provide the mandatory pre-bid meeting sign-in-sheet as well as the presentation?	Yes
20.	Layton	Can a editable (word doc) version of the contract be provided	Yes
21.	Bernards	Can the pre-bid meeting, requirement be changed to non-mandatory so that we may still be eligible to submit a proposal.	No
22.	Pinner	Please clarify if a hazardous materials survey is available per article 4.1 in the General Conditions for consideration in the proposal phase?	The District anticipates the DBE will contract for and perform the services.
23.	Pinner	May the DBE complete the geotechnical baseline and data reports in Phase 1 in lieu of Phase 2 as noted on page 4 of the General Conditions?	Yes, the DBE is permitted to perform the work using its preferred means and methods.
24.	Pinner	Is LEED certification desired?	Not desired
25.	Pinner	Article 10 on page 15 of the RFQ indicates 30% of the evaluation score will be based on the technical proposal (project approach, schedule, etc.). However, there doesn't appear to be any deliverables specified to be included in our response pertaining to a technical proposal. Please clarify the deliverable.	Proposers will be evaluated on their technical responses to the detailed submittal information requested in section 12 of the RFQ/P. It is the Districts objective to receive responses from qualified firms who have a clear and demonstrated understanding of similar project approaches and experience.
26.	Layton	Please indicate if the following items are to be furnished by the Owner or Contractor: FFE (Furniture, Fixtures, and Equipment) and lab equipment.	All lab and operations equipment will be furnished by the District.
27.	Layton	Please confirm if there are any requirements such as new security or access control that are to be included as part of this project	We anticipate the DBE will play a key role in developing the security and access control program, including defining system requirements for both renovated facilities and new construction.
28.	Layton	Attachment 2 indicates that the Auto Shop Building, Barn Building, and Site were built in 1970. Please provide a hazardous material report if available. If not available, should we assume abatement will be required if we touch either of those buildings?	See Question 22 for Answer.

29.	Layton	Per the Facility Condition Assessment in Attachment 2, we are to provide a general statement regarding the Property's ADA compliance. Please confirm if ADA remediation for the campus, where not part of new construction, is to be included as part of the scope of this project.	ADA compliance will need to be included as part of the project scope.
30.	Layton	It is indicated there is a requirement of 281 stalls in the future. With a rough count off of Google Maps, there appears to be ~164 current stalls. Please confirm you are looking to add about 117 additional stalls in the space.	Yes
31	Snyder Langston	Has any entitlement discussions been held to date with the city and client? If so can any information be shared.	The property is currently zoned for its existing use, and the project objectives do not propose any change to that designation. While the overall building square footage may adjust slightly, no significant increase is anticipated. The District will coordinate closely with the City as the overall solution is developed.
32	Snyder Langston	Are there scheduled dates or board meeting dates for approval that the project schedule should consider during phase 1?	February 19, 2025 Board of Trustee's meeting
33	Snyder Langston	Are there estimated or established review times for the district in milestone deliverables during phase 1 at Concept, Schematic, Design Development?	The District typically allocates up to 10 business days for review at each major milestone, including Concept, Schematic Design, and Design Development.
34	Snyder Langston	Item 12.11 on page 22 of 29 of the RFP identifies to provide a table fee proposal for staffing planned during construction services. Can this be clarified the intent and what is required as the phase 2 work is understood to be executed with the GMP after establishment of an agreed schedule and scope?	Given the project's scale and objectives, the District expects item 12.10.b (assuming this is the correct reference) to outline the anticipated staffing plan appropriate for a project of this magnitude. This information will help the District understand the basis for proposed general conditions and general requirements.
35	Snyder Langston	Is there any information that will be provided on availability of existing underground utilities on site for both capacity and location?	See Question 11 for Answer
36	Snyder Langston	Is there an ALTA completed for the site or will survey be required as part of the phase 1 services?	Upon award, the District will provide the DBE with the title report and the available topographic, boundary, and easement mapping needed to support project planning and design.

37	Snyder Langston	Is the district employing or hiring geotechnical consultants, dry utility consultants, hazardous material consultants, commissioning agents, historical artifacts / archeologists, and abatement consultants?	The District expects the DBE to engage all relevant consultants needed to fulfill the project requirements.
38	Snyder Langston	Confirm has district discussed with city approach to the CEQA compliance identified in the RFP?	The District anticipates that this project will qualify for a CEQA exemption under Section 15302, which covers the replacement or reconstruction of existing structures on the same site. Depending on the final proposed solution, an addendum to the existing OCMVCD EIR may be required to document the project and any associated modifications, which will be managed by the District.
39	Snyder Langston	Will all furniture and equipment be coordinated by owner or is the Design Builder responsible? Will any elements be relocated or saved?	See Question 26 for Answer