

Issue Date: January 10, 2025

FROM: County of Alameda - GSA/TSD  
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TO DESIGN BUILD ENTITIES: Request for Prequalification of Design Build Entities for Alameda County Facilities Needs Priority 1 Program

**CLARIFICATION NOTICE #3**

THIS CLARIFICATION is hereby made a part of the Request for Prequalification of Design Build Entities dated December 6, 2024, as though originally included therein. The following amendments, additions and/or corrections shall govern this prequalification.

CLARIFICATIONS:

CN3-1: The due date for submittals has been changed to **Friday, January 24 at 3:00 PM.**

QUESTIONS AND ANSWERS:

CN3-2

Question: Are the buildings vacant?

Answer: **Most of the buildings at Willow and Villa Fairmont are occupied, aside from the buildings A1 and A2 at Willow Rock that are currently vacant.**

CN3-3.

Question: Will there be a designated temporary staging area during construction?

Answer: **Yes, which will be described in the RFP documents.**

CN3-4.

Question: There is a most recent Facility Condition Assessment (FCA) report for Willow Rock done by AE3 after the one elaborated by CannonDesign; is there another similar report for Villa Fairmont?

Answer: **Design Criteria Documents (DCD's) consisting of Basis of Design and Performance Specs are being developed by Shah Kawasaki Architects; these DCD's will supersede the FCA and provide an updated scope of work. The DCD's will be provided with the RFP. The FCA is included for reference during the RFQ.**

CN3-5.

Question: Are the buildings going to be occupied during construction?

Answer: **Yes.**

CN3-6.

Question: What is the exterior work for Villa Fairmont?

Answer: **The scope for the exterior work includes roofing, HVAC units, doors, wood work, exterior wall finish and sealant, and site lighting.**

CN3-7.

Question:

What are the AHJ for the buildings?

Answer:

**Alameda County Public Works Agency (PWA) is the AHJ (Authority Having Jurisdiction).**

CN3-8.

Question:

How is the electrical supply to the building handled? Where is it coming from?

Answer:

**The electrical supply is being delivered by PG&E to a general vault and Transformers at Fairmont Campus and then supplies the respective buildings.**

CN3-9.

Question:

Who is the vendor/provider for the fire alarm system?

Answer:

**Fire-Lite Sensiscan fire alarm system.**

CN3-10.

Question:

For the SLEB requirement, should it be a small business residing in the County or can it be outside of the County?

Answer:

**SLEB firms must be Alameda County Certified Small Local Emerging Businesses. Click on the SLEB web link (also included in the RFQ) for more information: <http://www.acgov.org/auditor/sleb/index.htm>. For a list of Certified SLEB's, click on "Find a Supplier."**

CN3-11.

Question:

Is the List of contacts going to be distributed?

Answer:

**Yes, please refer to Attachment CN3-11.**

CN3-12.

Question:

Is the county going to provide security for occupants during phasing?

Answer:

**Security for occupants will be provided by the County.**

CN3-13.

Question:

Has the hazmat been done or if there a hazardous material report for the area of work?

Answer:

**Yes – Alameda County Environmental Health has performed a detailed document addressing initial HazMat findings for the areas of work, this document will be provided during the RFP process.**

CN3-14.

Question:

Does the facility have any electronic plan files i.e. CAD or REVIT files

Answer:

**No – existing plans are hardcopy/PDF.**

CN3-15.

Question:

Does the facility have any existing as-built PDF drawings for these buildings, including Mechanical systems as-builts

Answer:

**Yes, in varying degrees of completeness (not all as-built conditions are shown).**

CN3-16.

Question:

Does the facility have any life safety plans for exiting?

Answer:

**Only those shown on existing plans (Design-Builder will be responsible for life safety code compliance).**

CN3-17.

Question:

Any special regulations and/or codes for the buildings? Or is it all just CA building code?

Answer:

**California Building Code. Alameda County Public Works Agency is the permitting**

agency. There are also operational regulatory requirements specific to the building uses, which will be specified in the RFP documents.

CN3-18.

Question: Mechanical scope of work – currently a bit vague – based on the FCA report priorities and high-level pricing. Are we going to be advising on what the exact scope should be? or will it be well defined moving into design?

Answer: **The RFP documents will include detailed Design Criteria Documents which consist of Basis of Design and Performance Specifications. These documents will include much more information regarding Mechanical scope of work.**

CN3-19.

Question: Any anticipation for site work beyond ADA paths of travel?

Answer: **No.**

CN3-20.

Question: Does the site work involves any geotechnical analysis or environmental remediation requiring soil or soil vapor sampling?

Answer: **No. A Geotech report will be available as needed for the ADA path of travel work.**

CN3-21.

Question: What is the duration of the stay for the users at Willow Rock?

Answer: **The typical duration of the client's stay at Willow Rock are:**

- **Building B: 24 hours and may be released to Building C.**
- **Building C: 7 to 10 days.**

**The typical duration of the client's stay at Villa Fairmont is 24 hours, 90-day to a year.**

## ATTACHMENTS

CN3-11. List of attendees for non-mandatory site walk on January 7, 2025.

**END OF CLARIFICATION NO. 3**

CN3-11.  
LIST OF ATTENDEES TO SITE WALK ON JANUARY 7, 2025.



List of attendees

	Name	Company	email
1	Albert Wege	Swinerton MC	<a href="mailto:awege@swinerton.com">awege@swinerton.com</a>
2	Alely Ramos	Swinerton MC	<a href="mailto:alely.ramos@swinerton.com">alely.ramos@swinerton.com</a>
3	Youngchae Lee	SHAH KAWASAKI ARCHITECTS	
4	Katie Woessner-Rozkuszka	SHAH KAWASAKI ARCHITECTS	
5	Mehnoush Arianna	Plant Construction	<a href="mailto:marsajanl@polytechae.com">marsajanl@polytechae.com</a>
6	Phillip Aguilar	Plant Construction	<a href="mailto:phillipa@plantco.com">phillipa@plantco.com</a>
7	Jaime Malvar	Polytech	<a href="mailto:jmalvar@polytechae.com">jmalvar@polytechae.com</a>
8	Don Williams	Polytech	<a href="mailto:dwilliams@polytechae.com">dwilliams@polytechae.com</a>
9	Kevin Fogelquist	Victaulic	<a href="mailto:Kevin.fogelquist@victaulic.com">Kevin.fogelquist@victaulic.com</a>
10	Feargal O'donnell	Suffolk	<a href="mailto:fodonnell@suffolk.com">fodonnell@suffolk.com</a>
11	Jeff Blaevoet	Guttman & Blaevoet	<a href="mailto:Jblaevoet@gb-eng.com">Jblaevoet@gb-eng.com</a>
12	Henry Vila	NV Construction	<a href="mailto:henry@nvc.llc">henry@nvc.llc</a>
13	Rafael Zamora	Tulum Innovative Engineering Inc.	<a href="mailto:rzamora@tuluminnoveng.com">rzamora@tuluminnoveng.com</a>
14	Colin Engle	Oldham Engineering	<a href="mailto:coline@oldhamengineering.com">coline@oldhamengineering.com</a>
15	Steven Lawler	Suffolk	<a href="mailto:Slawler@suffolk.com">Slawler@suffolk.com</a>
16	Chris Blatter	All Temperature Service	<a href="mailto:Chris.blatter@atsair.com">Chris.blatter@atsair.com</a>
17	Daniel Edinoff	ABCS	<a href="mailto:Dedinoff@automatedbldgs.com">Dedinoff@automatedbldgs.com</a>
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20	Mariana Gutheim	Ratcliff Architects	<a href="mailto:mgutheim@ratcliffarch.com">mgutheim@ratcliffarch.com</a>
21	Dhaarani K Kumar	Rodan Builders	<a href="mailto:bids@rodanbuilders.com">bids@rodanbuilders.com</a>
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23	Jim Leo	Pankow Builders	<a href="mailto:Jleo@pankow.com">Jleo@pankow.com</a>
24	Katie Larson	Gelfand Partners Architects	<a href="mailto:katie@gelfand-partners.com">katie@gelfand-partners.com</a>
25	Mark McFarlin	Ratcliff Architects	<a href="mailto:mmcfarlin@ratcliffarch.com">mmcfarlin@ratcliffarch.com</a>
26	April Atkins	Northern California Carpenters Regional Council	aatkins@@nccrc.org
27	Velma Anelo	SVA Architects	<a href="mailto:vanelo@sva-architects.com">vanelo@sva-architects.com</a>
28	Chris Werner	Quezada Architecture	<a href="mailto:chris@quezada-us.com">chris@quezada-us.com</a>