



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

September 22, 2026

Addendum No. 01 Request for Proposal No.: B26/27-04 Commissioning Services College Center Project at Chabot College

To: All Prospective Bidders

This Addendum ONE (01) is issued to incorporate the following changes, additions or deletions to the RFP No.: B26/27-04 Commissioning Services College Center Project at Chabot College. Any modifications/changes made by this addendum affect only the portions or paragraphs specifically identified herein; all remaining portions of RFP No.: B26/27-04 to remain in force. It is the responsibility of all responders to conform to this addendum.

A. ADDITIONS, CHANGES AND/OR CLARIFICATIONS:

The cover page address zip information is changed from "Dublin, CA 94541" to read "Dublin, CA 94568".

B. REQUEST FOR INFORMATION QUESTIONS AND RESPONSES:

QUESTION 1: Please confirm if formal LEED certification will be pursued.

RESPONSE 1: Yes, formal LEED Certification will be pursued; LEED-Silver.

QUESTION 2: Attachment B – During Design, #6. Estimate how many design workshops, design reviews, and value engineering sessions we should include beyond those listed in #8.

RESPONSE 2: Estimate three (3) meetings.



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 3: Attachment B – During Construction, #6. Is attendance on Weekly AOC/Progress meetings required? If so, please provide an estimate of how many meetings we should include.

RESPONSE 3: Attendance Is Not Required, Unless Specifically Requested by The District.

QUESTION 4: Confirm that Enhanced Commissioning Monitoring Based Commissioning is NOT included in the project.

RESPONSE 4: Enhanced commissioning is included in the project.

QUESTION 5: Confirm if hard copies are required.

RESPONSE 5: Follow instructions provided in Request for Proposal.

QUESTION 6: Please confirm whether the Commissioning Authority's scope of work includes Path-2 Enhanced Commissioning (ECx) and Monitoring-Based Commissioning (MBCx) services.

RESPONSE 6: Enhanced commissioning is included in the project.

QUESTION 7: Please confirm whether the Commissioning Authority's scope of work includes Option-2 Envelope Commissioning.

RESPONSE 7: Building envelope commissioning is included in this project.

QUESTION 8: Attachment B – Scope of Required Commissioning Services includes Building Envelope as a commissioned system. However, the LEED Enhanced Commissioning reference material (Page 66) highlights Option 1, Path 2 and does not identify Envelope Commissioning under Option 2 as a project requirement. Please clarify whether Building Envelope Commissioning is required as part of the Commissioning Agent's scope for this project.

RESPONSE 8: Building envelope is required as part of this project.



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 9: The renderings and floor plans indicate a cafeteria/food service component. Please clarify whether food service equipment and associated controls are included within the commissioning scope.

RESPONSE 9: Yes, food service equipment and associated controls are included within the commissioning scope.

QUESTION 10: The project description indicates demolition of existing Building 200 as part of the project scope. Please clarify whether the project will be delivered in phased construction and/or phased occupancy, and whether any temporary utility relocations, occupied-campus constraints, interim building operations, or phased turnovers are anticipated that may impact commissioning activities.

RESPONSE 10: This project will be delivered in increments. Utility relocations are a part of the scope. The campus will be occupied during construction.

QUESTION 11: The project description indicates demolition of existing Building 200. However, the Site Analysis exhibit appears to include both Buildings 200 and 3800 within the project area. Please clarify whether Building 3800 is to remain, be demolished, or otherwise be modified as part of the project scope. If Building 3800 is to remain operational, please clarify whether any phased construction, utility tie-ins, or occupancy constraints are anticipated that may impact commissioning activities.

RESPONSE 11: Building 3800 has been demolished as a separate project.

QUESTION 12: Attachment B indicates the Commissioning Agent shall comply with Title 24 commissioning requirements and have knowledge of and apply LEED principles. Page 16 of Attachment A references a target of LEED Silver+. Please clarify whether the project is pursuing formal LEED certification (and what version) , LEED-equivalency, or incorporation of LEED principles only.

RESPONSE 12: The project is pursuing formal LEED Certification

QUESTION 13: The mailing zip code is inconsistent. The cover page lists Dublin, CA 94541 while Page 3 and the PSA list 94568. Which zip should be used for the submittals to ensure proper delivery?

RESPONSE 13: Zip Code Number 94568



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 14: We would like to submit a question regarding the RFP for Commissioning Services for the B26/27-04 College Center Project. Could you please confirm whether (company name removed) is eligible to provide Commissioning Services in addition to the cost management services our team is providing for Chabot-Las Positas Community College District?

RESPONSE 14: Consultants currently providing other services to the district are still eligible to submit a proposal for commissioning services. Their existing engagement does not preclude them from being considered for this scope.

QUESTION 15: Is there a different address or building for hand-deliveries?

RESPONSE 15: All proposal deliveries must be directed to the address and location identified in the request for proposal.

QUESTION 16: Which LEED version will project pursue, i.e. v4.1 or v5?

RESPONSE 16: LEED v4 for BD+C: New Construction and Major Renovation

QUESTION 17: What is the project's construction cost?

RESPONSE 17: Final construction cost has not been identified. Current project budget is \$74M.

QUESTION 18: In the project example criteria, is project cost referring to total cost of design-construction or the commissioning fee?

RESPONSE 18: Final cost has not been identified. Current project budget is \$74m.

QUESTION 19: Can you provide preliminary HVAC equipment quantities for the College Center?

RESPONSE 19: The project is in Design Development phase and not all systems and equipment has been determined. Please refer to Attachment B within the request for proposal for preliminary list of systems.

QUESTION 20: Is there a central utility plant on campus that will supply chilled water to the College Center?

RESPONSE 20: Yes.



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 21: Can optional services be included?

RESPONSE 21: Yes, provided it is presented with a clear indication that the item is optional.

QUESTION 22: Please provide the current equipment and system list, including quantities, capacities, and campus utility interfaces.

RESPONSE 22: The project is in Design Development phase and not all systems and equipment has been determined. Please refer to Attachment B within the request for proposal for preliminary list of systems.

QUESTION 23: Will the College Center connect to the existing central plant for chilled water, heating water, or other utilities, and what central-plant interface commissioning is required?

RESPONSE 23: Yes. Project will be connecting to the Central Plant for chilled water and heating water. Central-plant interface commissioning is not required but plant equipment will need to be rebalanced as part of the test and balance process

QUESTION 24: What campus BAS platform and integration requirements apply, including point-to-point testing, graphics, alarms, trending, metering, and remote access?

RESPONSE 24: Commissioning credits are being pursued for LEED. The Campus BAS Platform and integration requirements will be coordinated with the District. The Commissioning Agent will confirm the applicable scope for point-to-point testing, graphics, alarms, trending, metering, and remote access.

QUESTION 25: Is the project required to be all-electric, partially electrified, or designed for future electrification?

RESPONSE 25: Not at this time.



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 26: Is LEED Silver the contractual target or other District sustainability objectives apply? Please also indicate which version for each applicable rating system program is being pursued.

RESPONSE 26: LEED Silver is the contractual target. LEED v4 for BD+C: New Construction and Major Renovation.

QUESTION 27: Which LEED commissioning options are required: Fundamental, Enhanced, Monitoring-Based, Envelope, or a combination?

RESPONSE 27: A combination of all.

QUESTION 28: What Title 24 acceptance-testing responsibilities belong to the Commissioning Agent?

RESPONSE 28: All code-required Title 24 acceptance testing and associated documentation are included in CXA scope.

QUESTION 29: What number of design reviews, meetings, site visits, functional tests, seasonal tests, training sessions, and warranty visits should be included in the base scope?

RESPONSE 29: Proposing firms should provide a sufficient number of meetings included in their base scope, informed by their professional expertise and the requirements typically associated with commissioning services.

QUESTION 30: Is independent TAB verification required, or is review of contractor TAB documentation sufficient?

RESPONSE 30: Review of Contractor tab documentation is sufficient.

QUESTION 31: Does the project include photovoltaic systems, battery storage, renewable heating, water reuse, irrigation metering, or other sustainability-related systems requiring commissioning?

RESPONSE 31: Photovoltaic systems & battery storage are not included in project.

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 32: Can the project team confirm whether the following systems should be included in the base scope? A) on-site renewable energy generation and/or B) graywater or wastewater treatment?

RESPONSE 32: Systems not included in project scope.

QUESTION 33: Page 55 lists the system to be commissioned and includes the following:

- a) 1. Electrical Systems
 - 1. On Site Renewable Solar Electric or Wind Systems
 - a. Please clarify if the project will have these systems.
- b) Plumbing Systems
 - 1. Special Waste Treatment Systems
 - 2. Graywater Systems
 - a. Please clarify if the project will have these systems.
- c) Building Envelope
 - 1. Please clarify if the project will pursue LEED Enhanced Commissioning Credit for Building Enclosures.

RESPONSE 33: A.) The current plan is to allocate the existing Parking lot solar infrastructure for this purpose.
B.) Not included in project scope.
C.) Yes. Confirmed.

QUESTION 34: Please clarify what the scope of work for “Participate in training of facility staff in accordance with the training plan.” Does the District want us to attend the training in person?

RESPONSE 34: No, it’s not a requirement to attend the training in person.



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

QUESTION 35: Number of meetings:

- a) Please clarify if we should budget for attending the OAC meetings? If so, how many and how often?
- b) We typically budget for monthly to bi-week meetings when the project completes equipment installation and is close to functional testing. Does the District want us to budget the same for this project?

RESPONSE 35: Proposing firms should provide a sufficient number of meetings included in their base scope, informed by their professional expertise and the requirements typically associated with commissioning services.

All other terms and conditions remain unchanged.

Michael McClung - Buyer, Purchasing and Warehouse Services
Chabot-Las Positas Community College District