



ADDENDUM TO INVITATION TO BID ARCHITECT/PROJECT MANAGER

Addendum Number: 1
Addendum Date: May 11, 2021
Project Name: P.F. Bresee Foundation ADA Renovations
Jobsite Address: 184 S. Bmini Place
Los Angeles, CA 90004
Client Name: P.F. Bresee Foundation
Contact Information: Rene Lopez, Director of Operations
(213) 387-2822 x163
rlopez@bresee.org

Questions and Answers

1. **Question:** Are we correct in understanding that this project will not be subject to overview by HCID's Accessible Housing Program or the Neutral Accessibility Consultant put place relative to the Voluntary Consent Agreement (VCA) between the U.S. Department of Housing and Urban Development and the City of Los Angeles?

Answer: This project will not be subject to overview by HCID's Accessible Housing Program or Neutral Accessibility Consultant. This facility is not a housing/residential building.

2. **Question:** To the extent that barriers referenced in the Request for Proposal make reference to or require modifications to city sidewalks or elements of the public-right-of way, are those elements to be outside the scope of this project?

Answer: The sidewalk is included in the scope and been identified in the evaluation report.

3. **Question:** Is the sports court outside of the scope of the project?

Answer: Yes, the court belongs to a neighboring church and is leased by Bresee. It is not identified in the evaluation report; therefore, it is outside the scope.



4. **Question:** Are we correct in understanding that this project is to be CDBG funded?

Answer: Yes, CDBG funded.

5. **Question:** In the Invitation, the first two items under Responsibilities on page 1 are as follows:

- Bidders must provide design and engineering services for all items listed in, but not limited to, the Scope of Work, which include investigation of existing conditions, researching existing documentation including structures and utilities affected by the project, and review of mechanical, plumbing, and electrical infrastructure as needed. A section of the Bresee offices is not included in the Scope of Work and will require a CASp review to identify additional ADA deficiencies.
- Make recommendations on structuring the project, e.g., separate A/E and construction vs. design-build contracting.

My question relates to the intent of the first bullet point and how it may or may not conflict with the second bullet point.

For the first bullet point, it requires that the bidder's fee include updating the CASp report, which would include assessing the existing report and performing a supplemental CASp survey for areas not covered by the existing report. In addition, it appears to have added that the fee includes architectural and engineering costs to prepare construction documents for the full ADA upgrade. This would include reviewing the MEP infrastructure, reviewing existing documentation, etc. If I'm interpreting this correctly, this means that full CDs, including engineered drawings, would be included in the bidder's fee and scope. These drawings would then be used to go to bid for the work.

The second bullet point, however, states that bidder should provide recommendations on how to structure the project – should it be separate A/E and construction (design-bid-build) or should it be design-build. If my interpretation of the first bullet point is correct, this would result in design-bid-build, not design-build. So, the second bullet point wouldn't apply.

My understanding is that the second bullet point is no longer applicable to this Invitation to Bid. By including the architectural drawings in this request, the decision has been made to proceed with a design-bid-build approach. Please confirm.

Answer: At the job-walk, it's been clarified that the project scope will only address the items listed in the evaluation report. Therefore, the area that is not covered is not included in the scope. This is a design-build project.



6. **Question:** The compliance report included in the Invitation to Bid is dated November 17, 2016 and does not include the full facility. We understand that the bidders should include the following in their scope and proposal:

- Updated CASp report for compliance of full facility
- Architectural costs to prepare full architectural drawings for the compliance work as identified in the 2017 report ONLY; because the full scope is not yet identified, bidders cannot provide pricing for design of the as yet un-identified work
- All other scope items as outlined in the Invitation to Bid

Answer: At the job-walk, it's been clarified that the project scope will only address the items listed in the evaluation report. Therefore, the area that is not covered will not be included. This is a design-bid-build project.