



Preparing every student to thrive in a global society.

East Side Union High School District

Districtwide Fire Alarm Modernization Project

RFP 11 -16-17 for DSA Project Inspector (PI) IOR Services

October 7, 2016

East Side Union High School District is requesting a proposal, for the Districtwide Fire Alarm Modernization Project (DWFA), from the District's pre-qualified Division of State Architect (DSA) Project Inspection firms/Inspectors of Record (IOR) to provide DSA-required, professional DSA Project Inspector (PI) IOR services, for the scope of work as listed in this RFP, including all DSA-required documentation and submittals.

Class 2 Inspectors are anticipated for this Project. The Inspector who is selected for this project must be certified and/or approved by DSA prior to the start of construction, and must possess the required DSA Inspector Classification.

General Project Information:

- Project Name: Districtwide Fire Alarm Modernization Project
- Project Number: I-XXX-810
- DSA Application # To be determined, File # To be determined
- Project Address:
 - Andrew P Hill High School, 3200 Center Road, San Jose, CA 95111
 - Calero, 420 Calero Ave., San Jose, CA 95123
 - Education Center, 830 N. Capitol Ave., San Jose, CA 95133
 - Evergreen Valley, 3300 Quimby Rd., San Jose, CA 95148
 - Foothill High School, 230 Pala Ave., San Jose, CA 95127
 - Independence High School, 1776 Educational Park Dr., San Jose, CA 95123
 - Independence Adult Center, 625 Educational Park Dr., San Jose, CA 95133
 - James Lick High School 57 N. White Road, San Jose, CA 95127
 - Mt. Pleasant High School, 1750 S. White Road, San Jose, CA 95127
 - Oak Grove High School, 285 Blossom Hill Rd., San Jose, CA 95123
 - Overfelt Adult Center, 1901 Cunningham Ave., San Jose, CA 95122
 - Piedmont Hills High School, 1377 Piedmont Rd., San Jose, CA 95132
 - Santa Teresa High School, 6150 Snell Ave., San Jose, CA 95123
 - Silver Creek High School, 3434 Silver Creek Rd., San Jose, CA 95121
 - W. C. Overfelt High School, 1835 Cunningham Ave., San Jose, CA 95122
 - Yerba Buena High School, 155 Lucretia Ave., San Jose, CA 95122
- Estimated Construction Value for Fire Alarm Modernization work: \$14,040,000
- Delivery Method: Design-Build
- Respondent should review construction documents for complete scope of work. Generally, the Project consists of the following:
 - As part of the Districtwide Fire Alarm (DWFA) Modernization Project replacement, in whole or in part, of the fire alarm systems is being performed at sixteen sites district wide, to support the demands of the modernization program, code requirements, as well as to mitigate the increasing annual repair and maintenance costs of the existing systems. Every ESUHSD site is planned to receive improvements

East Side Union High School District Board of Trustees

Van T. Le, President

Lan Nguyen, Vice President

Frank Biehl, Clerk

J. Manuel Herrera, Member

Pattie Cortese, Member

Chris D. Funk, Superintendent

830 N. Capitol Ave.

San Jose, CA 95133

T 408.347.5000

F 408.347.5015

esuhds.org

through this project (13 High School campuses; 2 Adult Education Centers; 1 District Office). Improvements include replacement of the existing, obsolete fire alarm control units with new, district standard Gamewell FCI E3 control units at all sites that are not currently using E3 controls units as well as replacement of obsolete and incompatible fire detection devices and alarm notification appliances in selected buildings at several sites. See attached Volume 2 RFP Criteria Document for details regarding the Fire Alarm Modernization work at each site.

- The Criteria Document and Schematic Drawings, Design Drawings or Construction Drawings provided as part of this RFP shows the buildings at each site where Fire Alarm Modernization work will be performed. Ten (10) sites – Andrew Hill, Ed. Center, Foothill, Independence, Independence Adult Ed., James Lick, Mt. Pleasant, Piedmont Hills, Silver Creek, Yerba Buena - shall receive comprehensive modernization, including replacement to District standard Control Units and replacement of obsolete and incompatible fire detection devices and alarm notification appliances in selected buildings. Six (6) – Calero, Evergreen, W.C. Overfelt, Overfelt Adult Center, Oak Gove, Santa Teresa - sites shall receive limited modernization, such as replacement of obsolete or incompatible Fire Alarm Control Units or modernize radio transmitters.
- Drawings and Specifications for the project are available on the project documents web site:
 - <http://facilities.esuhd.org/fire-alarm-modernization/fire-alarm-modernization-business-opportunities/>
 - Available DSA Pre-check Approval drawings are included with this RFP –
 - Silver Creek Construction Drawings dated 9.14.2016
 - Santa Teresa Construction Drawings dated 9.14.2016
 - W. C. Overfelt Construction Drawings dated 9.22.2016
 - Foothill Design Drawings dated 9.19.2016
 - Yerba Buena Design Drawings dated 7.26.2016
 - Schematic Site Plan Drawings, all sites dated 8.26.2016
 - For Electronic Files contact Sajid Sulaiman at sulaimans@esuhd.org; copy to Isaac Serrano at iserrano@swinerton.com
 - The documents are also available for viewing at the Capital Purchasing Office at the Education Center, 830 N. Capitol Avenue, San Jose, CA 95133; contact Janice Unger at cappurchasing@esuhd.org to make an appointment.
- Project Team Members:
 - Engineer: Ackerman Practicon.
 - Design-Build Entity: Gonzalves & Stronck Construction Company, Inc. – Ackerman Practicon
 - Construction Manager: Swinerton Management and Consulting, Inc.
 - Design Criteria Consultant: Interface Engineering
 - Inspector of Record: To be determined
 - Special Inspections & Testing: Not applicable
 - Geotechnical engineers: To be determined
 - Hazardous materials consultant: To be determined

Attachments to this RFP:

- Attachment 1 - Volume 2 – RFP Criteria Documents (part of Design-Build Project Manual for the DWFA Modernization Project)
- Attachment 2 - Silver Creek Construction Drawings dated 9.14.2016
- Attachment 3 - Santa Teresa Construction Drawings dated 9.14.2016
- Attachment 4 - W. C. Overfelt Construction Drawings dated 9.22.2016
- Attachment 5 - Foothill Design Drawings dated 9.19.2016
- Attachment 6 - Yerba Buena Design Drawings dated 7.26.2016
- Attachment 7 -Schematic Site Plan Drawings, all sites dated 8.26.2016
- Attachment 8 - Sample District's Professional Inspection Services Agreement for reference
- Attachment 9 - Sample Conflict of Interest Statement for reference
- DSA Form 103 Statement of Structural Tests & Special Inspections – Not Applicable
- DSA Approved Plans – Not available at this time

Schedule:

- RFP Schedule:
 - RFP Issued: October 7, 2016
 - Last date for RFI's related to RFP: October 17, 2016; by 3:00 pm
 - Addenda issued by (if required): October 20, 2016; by 3:00 pm
 - Proposals due by: October 24, 2016; by 3:00 pm
- Anticipated Schedule for Design and Construction:
 - DWFA Construction is expected to occur between November 2016 and February 2018
 - DWFA Construction duration is estimated as 16 months
 - Multiple sites are anticipated to be under construction concurrently as indicated in the construction phasing.
- Construction Phasing:
 - Andrew Hill anticipated construction: Start May 2017; Substantial Completion February 2018
 - Calero anticipated construction: Start January 2017; Substantial Completion February 2017
 - Evergreen anticipated construction: Start March 2017; Substantial Completion May 2017
 - Ed. Center anticipated construction: Start April 2017; Substantial Completion October 2017
 - Foothill anticipated construction: Start January 2016; Substantial Completion June 2017
 - Independence anticipated construction: Start May 2017; Substantial Completion October 2017
 - Independence Adult Ed anticipated construction: Start March 2017; Substantial Completion July 2017
 - James Lick anticipated construction: Start April 2017; December 2017
 - Mt. Pleasant anticipated construction: Start March 2017; Substantial Completion July 2017
 - Oak Grove anticipated construction: Start December 2016; Substantial Completion January 2017
 - Piedmont Hills anticipated construction: January 2017; Substantial Completion July 2017
 - Santa Teresa anticipated construction: Start December 2016; Substantial Completion January 2017
 - Silver Creek anticipated construction: Start November 2016; Substantial Completion March 2017
 - W.C. Overfelt anticipated construction: Start November 2016 ; Substantial Completion December 2016
 - Overfelt Adult Ed anticipated construction: Start December 2016; Substantial Completion January 2017
 - Yerba Buena anticipated construction: Start December 2016; Substantial Completion May 2017
- Construction work hours:
 - Substantial portion of the construction work, including Fire Alarm system and devices installation and testing, will be performed between 3:00 pm and 11:00 pm by the contractor to minimize impact to the functioning school campuses.

IOR Services Required and Professional Inspection Services Agreement

- Limited IOR observation, inspections and coordination, related to the installation of Fire Alarm System and devices will be required. Full time IOR is not anticipated, subject to DSA requirements.
- Every effort will be made by the contractor to schedule general IOR inspections and observations between 3:00 pm and 5:00 pm.
- Final device testing observation by IOR is anticipated to occur between 3:00 pm and 11:00 pm.
 - Each of the ten (10) sites receiving comprehensive modernization, are expected to require five days each between 3:00 pm and 11:00 pm for IOR observation of final device testing.
 - Each of the six (6) sites receiving limited modernization, are expected to require two days each between 3:00 pm and 11:00 pm for IOR observation of final device testing
- Pursuant to Pre-Application meeting with DSA, the review of the DW Fire Alarm documents will be for Fire-Life Safety only. Structural or accessibility review is not expected to be a component to this project. The District will be engaging through a separate contract, geotechnical services firm for providing limited geotechnical observations during the project.
- Subject to the schedule and phasing information provided in this RFP, the IOR/Project Inspector shall provide adequate manpower through the course of this project, adequate number of inspectors, one or more as required to comply with DSA requirements.
- IOR services include reviewing of contract documents, attending meetings, and inspection of work and materials for compliance with contract documents, codes and standards.

- The selected IOR firm or entity will be required to execute the Professional Inspection Services Agreement and the Conflict of Interest Statement, copies attached
- Minimum IOR Services required are delineated on the District's Professional Inspection Services Agreement, which is included as attachment to this document.

Proposal Requirements:

- Please submit a services and fee proposal based on the project document, project requirements and project schedule. Proposals should include, at a minimum, the following:
 - Provide the list and qualifications of Inspector(s)/team member(s) proposed for this Project
 - Provide a list and description of similar comparable projects your team members have completed
 - Provide a fee proposal that delineates the following:
 - Base fee. Total base fee based on # month duration.
 - Hourly rate
 - Evening, Weekend and holiday rate if applicable
 - Other expenses - identify (if none, please state none)
 - The District will not pay:
 - Mileage charges
 - Per diem charges
 - If construction exceeds the preliminary anticipated schedule, specify if/how IOR will approach additional service consideration, and other information pertinent to Selection Criteria
 - Provide clarifications, exceptions and exclusions as needed
- Costs of preparation of proposals will be borne by the proposer.
- **Proposals are due before 3:00 PM on October 24, 2016** and must be submitted via email to: cappurchasing@esuhsd.org
- Please specify on email subject line: "RFP 11-16-17, Districtwide Fire Alarm Modernization Project - Inspector IOR Services"

Selection Process and Criteria:

- Selection will be based on:
 - District review of respondents' proposed services and fee (60%),
 - Experience and qualifications of team members proposed (10%)
 - Prior experience and past project successes in projects similar to DWFA (10%)
 - Adequate staffing commitment and schedule commitment (20%).
- This request does not constitute an offer of employment or to contract for services.
- The District reserves the option to reject any or all proposals, wholly or in part, received by reason of this request.
- All proposals shall remain firm for forty-five (45) days following the closing date for receipt of proposals.
- The District reserves the right to award the contract to the Inspector who presents the proposal which in the judgment of the District, best accomplishes the desired results.
- The District reserves the right to reject all proposals without cause.

Requests for Information:

- Questions in writing pertaining to this RFP shall be submitted to cappurchasing@esuhsd.org , with copy to Sajid Sulaiman, Swinerton Management and Consulting at sulaimans@esuhsd.org; and Isaac Serrano at iserrano@swinerton.com

End of Document