



December 17, 2021

**REQUEST FOR PROPOSAL
ADDENDUM NO. 1**
for
ENGINEERING & ARCHITECTURAL DETAIL DESIGN AND
CONSULTANT SERVICES FOR THE URHO SAARI SWIM STADIUM
RFP NO.: PW 21-02

With regard to the above-reference proposal number, the City would like to respond to questions received from interested consultants.

General Information, Meetings, and Schedule

1. Due to holiday closures, would the City consider moving the submission date out to Friday January 7th or other?

City response: The City is agreeable to move the submission date to **Wednesday, January 12th, 2022 at 11:00am.**

2. How many public meetings should be expected for the Plunge Pool project?

City response: One (1) meeting for Planning Commission, two (2) meetings for Recreation & Parks Commission, and two (2) meetings for City Council. Meetings with staff are as needed throughout the duration of the project.

3. How many commissions and/or City Council public hearings are expected for the project, and which ones (like Planning Commission, Recreation and Parks Commission, City Council, etc.)?

City response: See above response.

4. Does the March 2023 deadline for completion of design mean that the project is ready to go to public hearings, ready for plan check or permitting, or done with public hearings and permitting?

City response: The March 2023 deadline means that the plans have already gone through plan check, both with the City of El Segundo and with external agencies such as the County Public Health Department and are ready for public bid.

5. Expected number of meetings to be included for attendance w/ El Segundo Park/Rec, Subcommittee meetings, City Council, Public Hearings, City Staff, etc.

City response: See above response.



6. The concept design report includes 3 different levels of budget-3.9 M for min required work, 7.48M for Essential work, and 8.5M for Enhanced. Do we assume the "enhanced" scope of work for the RFP?

City response: The conceptual design provided in this RFP is based on the "enhanced" design.

7. Will the city be providing electronic CAD files of the facility?

City response: The City does not have CAD or BIM files of the facility.

Historical

8. What is the historic status of the swim stadium?

City response: The Urho Saari is a locally recognized and designated cultural resource per City Council resolution 3866, dated May 17th, 1994. See attached.

9. Is there a historic evaluation report available?

City response: There is not a historical evaluation report available. Consultant shall provide a historic assessment/resource report in scope, prepared by a qualified person who meets the Secretary of the Interior's Professional Qualifications and Standards for history, architectural history, architecture, or historic architecture.

10. What kind of historic preservation review (CEQA, planning division, etc.) would the project require?

City response: Consultant shall provide a historic assessment/resource report in scope, which will help in determining the appropriate CEQA process.

11. Will a Historic Architect be required to provide a survey and report indicating what features to maintain/ protect and rehabilitate prior to commencement of work?

City response: Please see response to #9, above.

12. As a stunning example of a deco-modern style WPA public facility, with art deco-ish bas relief sculptural panels, clear eligibility for a Historic designation was not referenced anywhere in the RFQ except for one suggestion for some ceramic tile art panels. What will be required for the Historic Architect? Will this facility be listed as a Historic site?

City response: See above responses.



Low Voltage / PA System / Technology

13. Is there a need for access control and or/video surveillance? If so, is there an existing system that needs expansion or replacement?

City response: There is currently no access control or video at the facility. Access control is desired and video surveillance on the deck, offices, and front lobby would be nice, but not required.

14. Access control/Video surveillance are not a “burglar alarm” (i.e. alarm sounds when someone breaks in) type systems, and while they can be tied together, burglar alarm type systems would not be under our purview.

City response: Noted. The City has not currently evaluated this level of detail. The facility currently has door alarms that are not functioning.

15. Please provide an example or two how the owner might incorporate video into the facility. Should this system be permanent or portable? Is there a need for digital signage to display upcoming events or alerts?

City response: The City has not currently evaluated this level of detail. Although digital signage is desired, it’s not required. Video could be used for security reasons or for events.

16. How does the client currently use their existing PA system? Are there additional uses that the existing system does not perform that the client would like it to do?

City response: The current PA system was mostly used for events. Prior to COVID-19, the City hosted movie nights, music-themed recreation swims, swim meets and aerobics classes with music. The City desires an effective way to make announcements.

17. Sound System- The system(s) will be used for background music during events and will be used as public address announcements as well, is it preferred to have two separate systems?

City response: The City has not currently evaluated this level of detail. This will need to be addressed in the design phase.

18. Security system design: will there be intrusion system only or will it include security camera and card key access controls?

City response: The City has not currently evaluated this level of detail. This will need to be addressed in the design phase.



19. Data/Wifi: Will there be data outlets required elsewhere besides reception, office, FA, chair lift, and wifi (wireless access points)? Are scoreboards' signals hardwired or wireless?

City response: Internet access throughout the facility is preferred. Scoreboard is currently hardwired.

Architecture, Engineering, & Design

20. Will the site survey be provided by the City of El Segundo, or should the creation of the site survey be part of the design team's scope?

City response: The site survey should be included in the design team's scope. The City does not intend to contract separately with a site surveyor.

21. What will be the scope of the Civil Engineer other than entrance stairs and the ramp?

City response: As the request for proposals is seeking qualified engineers or architects, this depends on the way the team submitting a proposal is configured. Work that is required to be performed by a Civil Engineer shall be done by a licensed Civil Engineer.

22. Is any landscape design included in this project?

City response: There is no outdoor area to provide landscape.

23. Will a CASp inspection and report be required to identify Accessibility concerns? Will a CASp Plan review be required by the Building Official prior to issuance of permit?

City response: No CASp plan review or inspection is required by the City. City staff will review the submitted plans for compliance with Chapter 11B of 2019 CBC and the City will perform the corresponding inspection. The architect must submit plans to show compliance with Chapter 11B. Also note that the Development Services Department at the City does not review plans per ADA but only 2019 CBC Chapter 11B.

24. Are there any outdoor "yard" areas that can be used for HVAC equipment?

City response: There are no ground-level outdoor "yard" areas to accommodate HVAC equipment. Pictures of the roof and outdoor space are provided for information.



25. The tile appears to be deteriorated within at least one of the pools. Will the City consider alternative finishes such as pool coatings rather than replacement tiles?

City response: The City has not currently evaluated this level of detail. Alternative pool coatings and/or replacement tiles will be determined during design.

26. Could you please provide a copy of the Building Assessment Report?

City response: The only building assessment report for the Urho Saari Swim Stadium is posted to the City website, titled "Technical Pool Study for Urho Saari Swim Stadium", dated April 1, 2015.

27. What is the new design temperature requirement for the pools?

City response: The City has not currently evaluated this level of detail. Based on the conceptual design, the community desires a "consistent, warmer pool temperature". Additionally, the pool is intended to be used as a community pool rather than a competitive pool, which may guide the design parameters. This detail will be determined during design.

28. What is the new design RH and temperature for the deck and stadium?

City response: The City has not currently evaluated this level of detail. Based on the conceptual design, the community desires "better ventilation". This detail will be determined during design.

29. Can the new mechanical equipment and tanks be installed at the building exterior? If so, how much exterior area is available?

City response: The building has no outdoor space available, as the building exterior is either on the property line or within 5-feet of the property line. Pictures of the outdoor space is provided for information.

30. Question pertaining to the existing roof framing. MRH plans from 2005 indicate that truss repair work was initiated. Does the Client have as-builts which indicate what repair work was executed on specific truss members?

City response: City has provided on the website information pertaining to the 2005 truss repair project at the Plunge facility. Note that the information may not fully reflect the scope of work performed at the time or current conditions.

31. The program requires replacing the electrical panels; is the main switchboard part of the replacement?



City response: The City has not currently evaluated this level of detail. The electrical switchboard is original to the structure. Consultant should consider upgrading it.

32. Is there any current issues on the power capacity of the existing switchboard, is there a desire to upgrade?

City response: The electrical switchboard is original to the structure. Consultant should consider upgrading it.

33. We understand that the Mosaic Art at the entrance will require coordination with the Arts & Culture Committee (part of the design team scope). Will the architect-engineer team design the Mosaic Art at the entrance, or will it be designed by others?

City response: Consultant should provide design of the art within the scope and coordination with the Arts & Culture Committee for final approval.

34. Could fire protection be done as a deferred submittal under GC or required as part of CD package?

City response: Fire protection, in addition to all design elements, must be 100% designed during the design phase. The City does not procure contractors using the design-build method.

Hazmat and Environmental

35. Scope of work for environmental reports/Hazmat removal plan to be included? Does this require we include on site testing of asbestos, mold, lead, etc. as part of our scope or does the City already have this information?

City response: Any environmental reports, hazmat removal plan, asbestos testing, lead testing, etc. will need to be included in the consultant's proposal. The final package to be publicly bid should be all encompassing for a contractor to understand and bid on.

36. Does a Hazmat report already exist for the El Segundo Plunge Pool? Will the Hazmat report be part of the design team scope, or will it be done by others?

City response: Environmental and hazmat reports have not been done by the City. Consultant should include in their scope.

37. The scope statement mentioned "environmental reports." Please clarify what reports will be required. Will this project seek a LEED or other certification?



City response: LEED certification is not required. It is up to the consultant to advise the City on suggested, recommended, or required environmental reports needed to upgrade the facility.

Acoustical Services

38. Initial programming exercises indicated there would be programming in the pool facility to include showing movies. That particular programming activity is not listed in the RFP. Is that potential programming event still on the table?

City response: The facility is intended to be used as a community pool, which may include movie showings at the facility as done in the previous years (pre-COVID). The RFP is not an all-encompassing document of all programs intended at the facility, but as a guide to consultants for general usage.

39. Considering there will be a full HVAC system installed, can we expect exterior windows will be closed a majority of the time?

City response: The City has not currently evaluated this level of detail. However, operable windows are likely to remain at this facility.

40. Are there issues regarding acoustical privacy such as in the lockers and changing rooms? Should we include acoustical privacy for lockers in our scope?

City response: The City has not currently evaluated this level of detail. Acoustic design should be included in the scope of work.

41. Fire alarm: Please advise how many occupants in the building, is the building considered an assembly? This is to determine if the system will be provided with voice evacuation.

City response: The City has not currently evaluated this level of detail. The consultant must follow the 2019 Fire Code for fire alarm requirements, Section 1103.7, and to determine the occupant loads for each space within the building. For the swimming pool, the occupant load for "Rink and Pool" and the pool "decks" can be determined per Table 1004.5 of 2019 CBC.

All other specifications, terms and conditions remain unchanged. If you have further questions, please contact me at cebert@elsegundo.org.

Thank you!

A handwritten signature in black ink that reads "Cheryl Ebert".

Cheryl Ebert
Senior Civil Engineer