RÍO HONDO COLLEGE
3600 WORKMAN MILL ROAD | WHITTIER, CALIFORNIA 90601-1616
At Río, You Can
WWW.RIOHONDO.EDU
(562) 692-0921

November 13, 2026

Addendum No.1

RFP No. 2124 – Turnkey General Contractor Services for Photovoltaic (PV) and Battery Energy Storage System (BESS), Electrical Vehicle (EV), and Hydronic Infrastructure Piping Project

To: All Prospective Firms

The following revisions and/or clarifications shall be made to the RFP requirements and contract documents. Firms to revise and amend the documents to be submitted for the above-named project in accordance with this Addendum.

The Addendum consists of the following changes(s):

1. **Proposal due date extended.**
   The RFP due date is extended from November 24, 2026, to December 1, 2026, at 10:00 a.m. PT.

2. **Electrical drawings**
   The District will issue the electrical drawings by separate addendum

3. **Responses to Requests for Information**
   RFI Nos. 1-36 are provided below

RFI Question 1: PV and BESS Interconnection: Please identify the anticipated point of interconnection for the approximately 40 kW PV system and BESS, including whether the Central Plant and Warehouse are served by a dedicated electrical service and utility meter or connected to the campuswide distribution system. Also confirm whether the BESS is intended solely for peak shaving/load shifting or must provide backup power or islanding capabilities, and identify which loads, if any, would require backup power.
Response:
PV and BESS POC: Electrical gear behind Central Plant
BESS Size: 200 kW for 2 hours
BESS Operation: Peak Shaving/ Load Shifting only
Electrical drawings provided on District website.

RFI Question 2: DC Fast Charging Infrastructure: During the pre-proposal conference, the District indicated an interest in installing approximately five (5) or six (6) DC fast chargers southwest of the Central Plant. Please confirm the required quantity, charging capacity (kW per charger), number of charging ports, and intended use (District fleet, public, or other). Please also identify any preferred manufacturers, equipment specifications, networking requirements, or charging standards to be used as the basis for pricing.
Response:
Install new electric vehicle supply equipment (EVSE) - Five (5) single port DC Fast near the Central Plant (CP). All EVSE at the Central Plant are intended for District fleet vehicles only and no payment processing required.
Replace to two (2) dual port Level 2 located behind the Administration (A) building and two (2)

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double port Level 2 located behind the Applied Technology (AT) building. Include payment processing system for Buildings A and AT; but no load management.

RFI Question 3: Central Plant and Warehouse Electrical Documentation: Please provide available electrical as-built drawings for the Central Plant and Warehouse, including electrical distribution plans, equipment schedules, and single-line diagrams identifying existing service capacity, transformers, switchgear, and distribution equipment.
Response:
District will provide electrical drawings.

RFI Question 4: Campuswide Electrical Distribution Documentation: Please provide available campuswide electrical distribution as-built drawings, including single-line diagrams depicting the medium-voltage distribution system, utility service points, transformers, and major distribution equipment relevant to the proposed PV, BESS, and EV charging installations.
Response:
Refer to Response provided in RFI Question 3.

RFI Question 5: Site Infrastructure Drawing Completeness: Please confirm whether the Site Infrastructure as-built drawing package issued with the RFP represents the complete available drawing set. If additional sheets, revisions, or more recent drawings exist, please provide them, including any available mechanical utility plans, details, and schedules relevant to the proposed work.
Response:
Drawings provided represent available As-Builts. Please note that areas between Parking Lot C and B and the tunnel under the Science building are highly congested and piping should be replaced opposed to abandoned in place. Additionally, piping in the pedestrian walkway between Student Services and the Wray Theater is located at a depth of 9 feet or greater. New piping distribution should avoid the main campus quad.

RFI Question 6: Central Plant Mechanical Equipment Scope: The RFP identifies replacement of the underground heating hot water distribution piping but does not clearly define whether associated Central Plant mechanical equipment is included.
Please confirm whether replacement or modification of existing boilers, pumps, heat exchangers, expansion tanks, controls, or other mechanical equipment is required. If so, please identify the equipment, capacities, and intended scope of replacement or modification, and provide any applicable drawings or specifications.
Response:
No replacement or modification of existing mechanical equipment is required. Only replacement of Heating Hot Water (HHW) piping and valving as part of the campus distribution piping is required.

RFI Question 7: Learning Resource Center (LRC) and Secondary Heating Plant: The RFP includes the Learning Resource Center (LRC) within the proposed HHW distribution scope; however, the Site Infrastructure drawings identify a secondary plant serving the LRC, with certain components attributed to a separate project. Please clarify whether the LRC is to remain served by the secondary plant or be connected to the main Central Plant distribution system. Also identify any piping replacements, plant modifications, equipment replacements, or interconnections associated with the LRC that must be included in the proposal.
Response:

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LRC to be connected to the Central Plant HHW piping system.

RFI Question 8: Existing Level 2 EV Charging Station Replacement: During the pre-proposal conference, participants were shown two existing Level 2 EV charging stations as examples of the twelve (12) existing EVSE identified for replacement. Please confirm whether the twelve EVSE refers to charging stations or individual charging ports. Also provide the total number of existing stations and ports to be replaced, including their locations and single-port/dual-port configurations.
Response:
Refer to the response provided in RFI Question 2**.**
RFI Question 9: Future Development at Parking Lots B and C: During the pre-proposal conference, the District indicated that future buildings may be constructed within the areas currently occupied by Parking Lots B and C. Please clarify whether the proposed HHW distribution system must accommodate these future buildings, including provisions for future connections, additional piping capacity, or anticipated heating loads. If future connections are not required, please confirm whether bidders should consider the planned development only for its potential impact on underground piping routes and utility coordination.
Response:
Proposers do not need to consider provisions for future HHW distribution system connections for this RFP.

RFI Question 10: Proposal Submission Deadline Extension: Given the scope clarifications and additional technical documentation requested, would the District consider extending the proposal submission deadline by two weeks, from November 24, 2026, to December 8, 2026, at 10:00 a.m. Pacific? This would allow respondents sufficient time to review the additional information, complete engineering and estimating, and submit comprehensive, comparable proposals.
Response:
The RFP DUE DATE shall be extended by one (1) week. The revised Response Closing Date/Time: December 1, 2026, 10:00 am (PST).

RFI Question 11: Price Evaluation Methodology: The RFP identifies value-based price as 70 points and references a 25-year net present value calculation involving PV, BESS, and EVSE costs. Please clarify the methodology that will be used to evaluate pricing, including the applicable utility rates, escalation assumptions, discount rate, system performance assumptions, and treatment of hydronic infrastructure costs. Will the District provide a standardized pricing template and common assumptions to ensure consistent evaluation of all proposals?
Response:
Respondents are asked to provide estimated solar PV capacity (kW DC) and anticipated annual energy production (kWh). District has provided a standardized pricing template.

Pricing Template:

Energy Conservation Measure	Design/ Engineering	Construction Costs	PM/CM/ General Conditions	Bonds & Insurance	Overhead	Design Build Fee	Incentives/ Rebates	Annual kwh/kw
HHW Underground	$	$	$	$	$	$	$	$

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Piping Replacement								
Solar PV System/ BESS/ EV Chargers	$	$	$	$	$	$	$	$
Total	$	$	$	$	$	$	$	$

RFI Question 12: Is the contractor responsible for building flushing?
Response: Yes, the contractor is responsible for building flushing.

RFI Question 13: Does the project require DSA review and approval?
Response: Yes, the project requires DSA review and approval.

RFI Question 14: Will the contractor be responsible for building hot water flushing?
Response: Refer to RFI Question 12 response.

RFI Question 15: Does the District have a desired routing for the new HHW piping, or any areas to avoid? If so, please provide a plan set with the desired routing, flowrate, and any additional information.
Response: No, the District does not have desired routing for the new HHW piping. However, piping distribution should avoid the main campus quad area (between the Wray Theater and B Building – Business and Arts) and the existing piping that goes through the B Building- Business and Arts.

RFI Question 16: May new piping be routed through the existing utility tunnels (near Administration, Library and Business per Exhibit C, Sheet M2.1) where space allows?
Response: New piping may not be routed through B Building- Business and Arts. B Building is scheduled to be demolished and rebuilt.

RFI Question 17: Please confirm the RFP building list matches Attachment A: S = Science, AT = Technology, L = L Tower, B = Business and Arts, SS = Student Services, SU = Student Union & Café, LRC = Library. Which building is Administration (A)?
Response: Buildings listed are confirmed to be correct, however LRC refers to the Learning Resource Center. Administration is Building A as identified on Campus Map.

RFI Question 18: Are Student Services and Student Union currently served by Central Plant HHW? If not, what building-side work is expected? Are there any buildings in this scope that currently do not have existing underground HHW piping from the central plant?
Response: Yes, Student Services and Student Union are served by Central Plant HHW.

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RFI Question 19: Where does scope end at each building: at the exterior isolation valves, or inside the mechanical room? Please markup attachment A and specify for each building where we will be tying in to the existing connections. Please provide mechanical drawings for any building not included in Exhibit C.
Response: Each building should be tied in at the exterior vaults.

RFI Question 20: Is the entire HHW system being replaced, or only specific segments? Please share any known leak history.
Response: All existing underground HHW piping is to be replaced.

RFI Question 21: Please confirm the scope is HHW only and the existing chilled water piping stays in service.
Response: SOW: Replace HHW piping only

RFI Question 22: Does the District prefer new valve vaults, reuse of the existing 2009 vaults, or direct-buried valves?
Response: New vaults are required where pipes are abandoned in place.

RFI Question 23: Should abandoned piping and vaults be capped only, or capped and filled with slurry?
Response: Abandoned piping should be capped.

RFI Question 24: Please provide the Central Plant pump equipment schedule and pumping arrangement (primary/secondary or variable primary). Is any Central Plant modification in scope?
Response: No Central Plant modifications in SOW. Please refer to central plant As-builts for equipment schedule.

RFI Question 25: Will the HHW piping be reviewed and inspected by DSA, or permitted by the District as the AHJ?
Response: Yes, HHW piping will be reviewed and inspected by DSA inspector. District will retain DSA inspector.

RFI Question 26: Does the District require any of the following, or are they at the Design-Builder's discretion or as required by code: leak detection system, tracer wire, a specific weld X-ray percentage?
Response: The District requires welding X-rays. Please refer to code and DSA for all other requirements.

RFI Question 27: The RFP calls for welded pipe with expansion loops; the 2009 system used concrete thrust blocks. Please confirm thrust blocks are not required and the expansion

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design (loops, joints, wall seal, foam expansion) is at the Design-Builder's discretion.
Response: Follow pipe manufacturer's recommendations.

RFI Question 28: Does the District have bedding and backfill requirements (sand, slurry, reuse of native soil),or is this at the Design-Builder's discretion per geotechnical recommendations?
Response: Refer to underground piping detail on Sheet M3.1 of Infrastructure Drawings. New pipe should be placed in sand bedding. Backfill should achieve 95% compaction.

RFI Question 29: Is restoration to match existing acceptable for asphalt, concrete, landscape and irrigation, or are any upgrades (e.g., accessible path of travel) expected?
Response: Yes, restore to current/existing surface conditions.

RFI Question 30: Is a geotechnical report, potholing data or utility mapping available for the HHW corridor? Exhibit C omits the plumbing and electrical sheets listed on Sheet A1.1.
Response: No geotechnical reports are available.

RFI Question 31: Will the District accept unit prices or an allowance for unforeseen underground conditions(rock, obstructions, utility conflicts)?
Response: No, project is intended to be firm fixed price. District will not accept unit prices or allowances.

RFI Question 32: Do the existing building isolation valves provide tight shutoff, or should line stops or pipe freezes be included?
Response: Unknown. System has been inoperable for over 3 (three) years.

RFI Question 33: Does the District use an exclusive or specific water treatment vendor?
Response: Proposer should identify and recommend a water treatment service provider.

RFI Question 34: What shutdown windows are allowed for tie-ins? If work occurs during the heating season, is temporary heat required, and who provides it?
Response: No temporary heating is required. Shutdowns should be coordinated with District staff.

RFI Question 35: Please identify work hours, laydown areas, and any limits on parking lot or road closures. Will contractors need to carry any parking fees for crews?
Response: Regular work hours. Laydown areas and parking locations shall be coordinated with District staff. No Parking fees.

RFI Questions 36: What is the target completion date for the HHW work, and can it proceed independently of the PV, BESS and EV work?

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Response: Target completion for HHW piping is Nov. 2027. Yes, PV, BESS and EV work can proceed independently.

Sincerely,

Diana Vasquez 11/13/2026

Diana Y. Vasquez
Director - Contract Management and Vending Services

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RFP No.2124-Addendum No.1

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