

November 7, 2017

Addendum No. 1 – RFP LLB Construction Services for Matilda Torres High School Project

Note 1 – Please note new due date of sealed LLB proposals will be on: **MONDAY, NOVEMBER 13, 2017 AT 2PM AT 1205 S. MADERA AVENUE.**

Note 2 – Please include email addresses for project owner and architect under Section V.C.1 and .2 Client Satisfaction/References.

Question 1. Item 1 of the fee proposal form requires a preconstruction fee per Section III(C)(1) of the RFP, but the preconstruction scope defined in Section IV.C of the RFP is in conflict with the Lease-Leaseback Agreement Section 2 preconstruction scope. Please clarify.

Answer: Preconstruction scope is defined in the RFP. To the extent the scope conflicts with the agreement; the RFP will prevail.

Question 2. The second paragraph of page 2 of the Lease-Leaseback Agreement states, “The scope of work does not include contractor’s performance of the pre-construction services...” described on that same page 2. Will there be a separate preconstruction agreement, and if so, can it be provided?

Answer: No, there will not be a separate preconstruction agreement. The scope of work is referring to the construction of the Project. The preconstruction scope is defined in the RFP with contractor’s cost of this scope lump sum not to exceed.

Question 3. RFP item V.D asks for information about recent projects completed, but the scoring criteria defined in Exhibit A items C and D, appear to reward small projects in the \$10M – \$15M range with the same point value as a larger project in the \$50M – \$100M plus range. Since Matilda Torres High School will exceed \$100M, how will the District assign higher point values to projects that are similar in size and scope to Matilda Torres High School?

Answer: For purpose of the experience portion of the RFP, the District will award five points for each large project that exceeds \$10,000,000 (up to 25 points total), regardless of by how much. Similarly, the District will award five points for each lease-leaseback project over \$15,000,000 (up to 10 points total), regardless by how much. However, experience on even larger projects (i.e., \$50M - \$100M range) may be considered during the interview phase.

Question 4. RFP item 3.C.2 and Fee Proposal Form item 2 is asking for fees for general conditions and general requirements, including but not limited to the list of items set forth in Exhibit B. The list is somewhat limited in the required supervision, general conditions and general requirements needed to build a multiple building high school campus, so how will the District consider each contractors calculation if the documentation to support the number is not sufficient?

Answer: District will consider based on the written rationale required for fee proposal.

Question 5. Per Exhibit A Scoring sheet, if the lowest fee proposal receives the highest score of 100 points, then how will “objectively verifiable information of the responding firm’s costs to perform the work and a written rationale for the fee proposal” be considered towards the points? If a fee proposal is significantly lower than others, but the written rationale is inconceivable, will fewer points be given?

Answer: Written rationale shall support the fees. Failure to provide an accurate written rationale may deem the proposal non-responsive.

Question 6. Can you clarify the bidding requirements for self-performed work by the contractors own forces? This unknown direct cost scope of work could have a significant impact on the general conditions fees.

Answer: Contractor should be required to package the self-performed work and compete for the work with other bidders.

Question 7. Please advise if Contractor will be required to provide Builder’s Risk/All Risk Insurance and if so shall it be included in the fees portion of the proposal? From the general Conditions of the contract- “Course-of-Construction Insurance Requirements: Unless provided by Owner at Owner’s sole discretion, Contractor, during the progress of the Work and until final acceptance of the Work by Owner upon completion of the entire Contract, shall maintain Builder’s Risk/Course-of-Construction insurance satisfactory to the Owner, issued on a completed value basis on all insurable Work included under the Contract Documents.”

Answer: Contractor is required to provide Builder’s Risk Insurance.

Question 8. Are drawings going to be made available to address various questions within the RFP?

Answer: District emailed link to drawings on 10/26/17. Here is the link for your reference:

https://dardenarchitects.sharepoint.com/sites/DAProjects/Madera%203rd%20High%20School/_layouts/15/guestaccess.aspx?folderid=1904dec9b5cd249f89a9e8428e5d782fa&authkey=Afhe2q8Pp-iXbgwmNAd9tCo&expiration=2017-11-25T19%3a21%3a15.000Z

Question 9. The Fee Proposal Form item 1. Preconstruction Fee: indicates the “fee should be expressed as a lump sum based on the construction budget”. However the RFP page 4 section C item 1 Preconstruction Services indicates that the “fee proposal shall include a propose rate for preconstruction services, to be compensated on a time and materials basis. Please clarify.

Answer: The proposal should be expressed as a lump sum. However, the District requests that the contractor provide supporting documentation to justify the fee calculation, based on estimated time and materials to be expended.

Question 10. Which of the previously prequalified firms have been identified as authorized to submit a proposal on 11/10/17?

Answer: Balfour Beatty Construction, Bernards, Harris Construction, and Turner Construction.

Question 11. Please clarify the current status of when you anticipated the DSA final approvals for each of the increments.

Answer:

Increment1 – Approved July 20th 2017

Increment 2 – Estimated approval January 2018

Increment 3 - Estimated approval December 2017

Increment 4 – Estimated approval February 2018