



**DAVIS JOINT UNIFIED SCHOOL DISTRICT  
BOND PROGRAM**

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**ADDENDUM NO. 1  
TO  
Request for Statements of Qualifications and Proposals (“RFQP”)  
For**

**Caesar Chavez, North Davis and Willett Elementary Schools New Multi-Purpose Buildings**

**LEASE-LEASEBACK CONSTRUCTION SERVICES**

**RFQP #02-2021**

**Addendum Date: November 16, 2020**

**THIS ADDENDUM PROVIDES FOR: CLARIFICATIONS AND RESPONSES TO QUESTIONS RECEIVED FROM FIRMS WHICH HAVE RECEIVED THE RFQP AND FIRM SIGN-IN’S FOR MANDATORY INFORMATIONAL MEETING AND SITE VISIT.**

Davis Joint Unified School District has received the following questions and is providing responses as noted below.

- 1) **Question:** “Can you confirm the Site and Facilities Leases and Exhibits for this project are the same, other than project-specific information, as those which were issued with the Birch Lane ES RPQ/P?”  
a) **Answer:** Yes.
- 2) **Question:** At North Davis, will the four portable buildings to be relocated be occupied until the last day of school (June 10, 2021) or will we have access to them before that?  
a) **Answer:** In a normal school year the District would need to occupy the portable buildings until the last day of school. This year given corona virus restrictions and impacts to in-person learning, that may not be the case.
- 3) **Question:** Please confirm one (1) set of Lease-Leaseback Agreements will be executed incorporating all three (3) campuses.  
a) **Answer:** Yes, one set of Lease-Leaseback Agreements will be executed incorporating all three (3) campuses.
- 4) **Question:** Re: Tab 4 items (h) and (m) – Please confirm the statements of financial resources, bonding capacity, and insurance coverage, and certificates of insurance can be allowed appendices excluded from the 20-page limit.  
a) **Answer:** Yes, this information may be included in the Appendices to your submission.



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5) **Questions:** Re: Tab 8 and Exhibit D –

a) Please confirm the Proposal Form will be evaluated by adding the Not to Exceed Preconstruction Services Fee to the following extensions:

i) The General Conditions, shown as an average monthly fixed rate including staff, etc. for all three (3) campuses, is extended by the published schedule, 16 months in this case (May 2021 – September 2022).

(1) **Answer:** General Conditions may vary based upon the schedule for start-up and completion of projects, no single project is anticipated to have a 16 month schedule. Proposers should consider a finely tuned General Conditions proposal which can be utilized in the overall evaluation.

ii) The Fee and Bond & insurance cost percentages are extended by the Construction Estimate, \$31,500,000 in this case.

(1) **Answer:** Yes.

iii) The Proposed Interest Rate on Loan Amount is extended by 5% of \$31,500,000, or \$1,575,000.

(1) **Answer:** Yes.

b) **Question:** Please confirm that if the GMP schedule duration is more or less than these 16 months, this proposed monthly rate is the maximum which will be allowed.

i) **Answer:** Yes, see also the answer above regarding General Conditions, no single project is anticipated to have a 16 month duration and the General Conditions should be finely tuned to reflect differing start dates and completion dates for the projects.

c) **Question:** Please confirm whether or not the General Conditions staffing hourly rates, Mark-up on Subcontractor work, and Mark-up on self-performed work are for information only and are not extended as part of the total amount for evaluation. If not, by what hours and value are they extended?

i) **Answer:** Correct they are not extended as part of the financial evaluation. They are provided for future use on the project.

d) **Question:** Please confirm the Bonds & Insurance percentages will ultimately be extended by the direct cost plus Fee.

i) **Answer:** Yes, see answer above.



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- e) **Question:** Facilities Lease Section 15.1.5.1 Builders Risk – Please confirm or correct this assumption:
- i) The “Bonds & insurance cost” item on Exhibit D must include Builders Risk coverage minus earthquake and flood.  
(1) **Answer:** Yes.
  - ii) The “Other costs” item on Exhibit D should be the alternate premium cost to add full replacement coverage due to the perils of earthquake and flood, in excess of the 5% limit set by PCC 7105.  
(1) **Answer:** In accordance with the requirements of Public Contract Code 7105, proposers should provide the costs of Builder’s Risk insurance for full replacement, including earthquake and flood coverage, on Appendix D: Proposal Form, “Other Costs.” If there is no additional cost for this coverage that line can be left blank.
- f) As Cost Proposals are typically held separately from the rest of an RFQ/P response to keep them from being public record, please confirm Exhibit D should be submitted as a separate file (in the same email) to be scored after the evaluation of the other tabs.
- i) **Answer:** Yes, please provide a separate attachment with Cost Proposal.
- 6) **Question:** Re: Tab 10 item (l) – Please clarify the intent of including trade contractor names and scopes of the listed trades. (Because Education Code 17406 Section (a)(4)(A) states subcontractors identified in the proposal are protected by the Subletting and Subcontracting Fair Practices Act (the “listing law”), and therefore their scopes will not be part of the competitive bidding process after award of the Developer, we want to be sure we currently understand you want to lock-in those trade contractors now.)
- a) **Answer:** The intent is to provide proposers the opportunity to list any Subcontractors they may wish to use on the project. This would be at the discretion of the proposers and is not required at this time. Proposers should acknowledge and confirm the assurance that they will comply with requirements for subcontracting at the appropriate time in the project.
- 7) **Question:** On page 15 of the RFQ/P, Under Tab 10 Assurances; Construction Services part L Trade Contractors. We request that this portion of the proposal be left blank for now, with the understanding that subs that we intend to use will be pre-qualified as specified, and in accordance with public contract code at the time of the GMP submission.
- a) **Answer:** See answer to Question 6 above.
- 8) **Question:** Facilities Lease Exhibit D Section 6.3.1: Please confirm your requirement to have a fulltime Project Manager and a fulltime Superintendent onsite while Work is in progress.



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- a) **Answer:** Proposers shall provide their own staffing plan for the project(s), a full time Superintendent is required. Project Manager's assignment, responsibilities shall be appropriate for the project.
- 9) **Question:** Facilities Lease Exhibit D Section 6.3.5: Please confirm only key personnel and foremen will have background checks, and that the general contractor (Developer) will issue project badges to all other workers.
- a) **Answer:** Developer must comply with the requirements of Education Code section 45125.2 relating to background checks. Yes, Developer is responsible for issuing project badges to all workers on the site.
- 10) **Question:** Facilities Lease re: Schedule of Values: Section 10.1.3.2.7 states the GMP value for Close-out Documentation shall not be less than 3%, while Exhibit D Section 10.1.6.2.4 states the line item for Close-out Documentation on the Schedule of Values shall not be less than 1%. Please confirm the Close-out item on the Schedule of Values will not be less than 1%.
- a) **Answer:** Close out line item on Schedule of Values will be not less than 1%.
- 11) **Question:** Facilities Lease Exhibit D Sections 11.2, 11.4.1, and 11.4.2, and Exhibit D-1 Section 1.1: Please confirm the contractor (Developer) can rely on the information included in the district-provided Geotechnical Report and Topographic Survey. Of course, we will perform an underground utilities survey to confirm what's shown and/or identify anything new, per Exhibit D Section 11.9, and perform our own survey to establish control point/benchmark and layout.
- a) **Answer:** The District has completed and will provide a Geotechnical Report and Topographic Survey.
- 12) Sign-In Sheet for Mandatory Informational meeting and Site Walks is included.

**[END OF ADDENDUM]**



Build With a Name People Trust.

November 5, 2020

**Davis Joint Unified School District**

Informational meeting: Cesar Chavez, North Davis and Willett Elementary MPRs

Location: Virtual

Time: 1:00 p.m.

Attendees:

Allison Otto, Otto Construction  
Kurt Killian, Otto Construction  
Megan Blackwell, Otto Construction  
Mark Hopkins, Otto Construction  
Austin Macri - GCCl, Inc.  
Jeff Lovitt Rodan Builders Inc.  
Karen Goldman-Giammona, Rodan Builders, Inc.  
Raymond Kelley - Roebbelen Contracting Inc  
Derek Duplissis -Lathrop Construction  
Ellen Kelton, Landmark Construction  
Travis Carter, XL Construction  
JP Van Zee, Arntz Builders, Inc  
Juan Garcia Swinerton Builders  
Laurie Macdonald, Lathrop Construction Associates, Inc.  
Rick Moore -Overaa  
Chris Martin - Landmark Construction  
Roger Moore, Pankow  
[bids@bhmconstruction.com](mailto:bids@bhmconstruction.com)

Maureen Poole, DJUSD  
Cynthia Jimenez, DJUSD  
Autumn Byrd, HMC Architects  
Michael Rath, HMC Architects  
Bill Savidge, K12 School Facilities  
Prachi Amin, VPCS

November 5, 2020

**Davis Joint Unified School District**

Site walk: Cesar Chavez, North Davis and Willett Elementary MPRs

Time: 2:00 p.m.

Attendees:

Ron Roche, Pankow

Emanuel Pimentel, Swinerton

Amon Fairey, XL Construction

Kelley Cowan, XL Construction

Doug Clymer, Artnz Builders

Jeff Lovitt, Rodan Builders, Inc

Megan Blackwell, Otto Construction

Alicia Halliday, BHM Construction

Raymond Kelley, Roebbelen

Janessa Andrew, GCCl, Inc.

Chris Martin, Landmark Construction

Bill Freymond, Landmark Construction

Anthony E. D'Amante, Lathrop Construction Associates, Inc.

Maureen Poole, DJUSD

Cynthia Jimenez, DJUSD

Autumn Byrd, HMC Architects

Prachi Amin, VPCS