



**DAVIS JOINT UNIFIED SCHOOL DISTRICT
BOND PROGRAM**

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

For

DaVinci Charter Academy Technology Hub Building

LEASE-LEASEBACK CONSTRUCTION SERVICES

RFQP #01-2021

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:** On page 15 of the RFQ/P, Under Tab 10 Assurances; Construction Services part I 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:** 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.

- 2) **Question:** The page count noted on page 8 is 20 single sided or 10 double sided pages. Our experience with this format of RFQ/P shows us that this will be difficult to meet - and to provide all required information approx. 35-40 pages are needed. Is the district open to expanding the page count?
 - a) **Answer:** Tab 4 items (h) and (m) –the statements of financial resources, bonding capacity, and insurance coverage, and certificates of insurance can be allowed appendices excluded from the 20-page limit.

- 3) **Question:** RE: 20-page restriction—will DJUSD exclude tab 10 – Assurances, and tab 11 – Comments to Form of Agreement from the page count?
 - a) **Answer:** Assurances should be included in the page count. Comments to Form of Agreement are ok as part of the Appendices.



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- 4) **Question:** Regarding the submittal page and font restrictions, would you allow: A 10-point minimum type size instead of 11, since this is a digital submission?
a) **Answer:** No.
- 5) **Question:** Would you allow Exclusion of Tab 4m – COI
a) **Answer:** Yes, see answer to Question #2 above.
- 6) **Question:** Would you allow Exclusion of Tab 8 – pricing page that says we are submitting Cost Proposal in a separate document, as requested.
a) **Answer:** Yes. Cost proposals shall be a separate file submitted with proposer’s response.
- 7) **Question:** The insurance requirements extracted from the Facilities lease show that earthquake is a required builders risk coverage. Please let us know if the public contract code 7105 applies.
a) **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.
- 8) **Question:** Appendix D Proposal Form requests Bonds & Insurance as a percentage of direct costs. We request that we be allowed to separate out the cost for builders risk insurance as well as earthquake insurance and show as separate \$ line items that would be requoted at time of bid if selected as GC. The insurance market fluctuates so widely that a % will not capture accurate costs and whatever \$ amount is quoted with the RFP is sure to change by the time the project is bid out.
a) **Answer:** See the answer to Question 3) above, provide costs as noted.
- 9) **Question:** On the call it was noted that the 100% CD are planned to be submitted to DSA on 12/17/20. Is there separate Demo/Site permit (or Increments #1 or #2) or does the 100% CD included both?
a) **Answer:** There is no separate Demo/Site Increment for this project.
- 10) **Question:** Is there a Soils report the district can share with us?
a) **Answer:** Yes, there is a Soils report for the project. The District will provide to the successful developer at the appropriate time.
- 11) **Question:** Are there any Encroachment permits required or fees (i.e. sewer, water, etc.)?
a) **Answer:** It is anticipated that there may be encroachment permit fees, and other utility fees. If these are required to be paid they will be reimbursed to the developer by the District.
- 12) **Question:** Is there a need for City Planning review and has that been approved?
a) **Answer:** No, the District has completed required review and determination under the California Environmental Quality Act (CEQA) for the project.
- 13) **Question:** Due to Covid, is there a tentative Return to School calendar you can share?
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- a) **Answer:** There is not a firm date for return to full in-person instruction for this school. However, proposers should assume, in accordance with the Site and Facilities Leases that the work will be performed on an occupied campus.
- 14) **Question:** Does the School District have its own Covid-19 policy and are you able to share that?
- a) **Answer:** No. Developer will be responsible for compliance with applicable Yolo County Department of Health requirements and any applicable State of California Health Department requirements.
- 15) **Question:** Has Civil or A/E team done any potholing to verify existing utility tie-ins or verify the as-built drawings?
- a) **Answer:** No. The District has a new topographic/boundary survey including utility locations. It is anticipated that any potholing, underground testing or destructive testing would be part of the process of working on the project during the pre-construction phase as the developer identifies areas or systems needing further investigation.
- 16) **Question:** Are there any special District requirements for SWAPP?
- a) **Answer:** SWPPP requirements will be included in the Civil Engineering plans and specifications.
- 17) **Question:** Is there an Asbestos report available for the campus that you can share?
- a) **Answer:** The District will provide hazardous materials survey information and any required abatement requirements to the successful developer at the appropriate time.
- 18) **Question:** Are there any special dust or noise mitigation requirements or just follow the standard city requirements?
- a) **Answer:** Requirements for dust and noise mitigation are included in the Facilities Lease. Proposers are reminded that the work will take place on an occupied site and in a close residential neighborhood.
- 19) **Question:** Is the \$13M budget for construction only or does that include FFE items as well?
- a) **Answer:** The Construction cost indicated in the RFQP does not include Furniture and Equipment which will be provided separately by the District.
- 20) **Question:** Is the solar panels on the roof going to be PPA (power purchase agreement) or stand alone? Is this going to be deferred approval with DSA or included in the 100% CD drawings?
- a) **Answer:** The proposed roof-mounted renewable energy system will be a part of the developer's responsibility to provide and install. The project documents, to be approved by DSA, will include the full system design.
- 21) **Question:** Are there any special Summer School activities we should know about?
- a) **Answer:** No. Proposers are reminded that the work will take place on an occupied school site.
- 22) **Question:** 10.1.3.2.6 says that the line item for GMP on Bond and insurance cannot be more than 2%, is this correct? Exhibit D does have a limit? Is the 2% max for General Liability, Builders Risk and Bond?



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- a) **Answer:** Revise Facilities Lease Schedule of Values Line Item 10.1.3.2.6 Bonds and Insurance to read: "Percentage as submitted by successful developer in response to this RFQP."
- b) **Answer:** Note also that Line Item 10.1.3.2.7 is revised to read: "Close out documentation (not less than 1%)
- 23) **Question:** Just confirming the Max Allowed for the Preconstruction is \$15,542?
- a) **Answer:** No. Compensation for Preconstruction services will be as submitted by successful developer in response to this RFQP.
- 24) **Question:** Section 15.2.2 says that the property insurance is provided by the district, is this correct?
- a) **Answer:** Yes.
- 25) **Question:** Section 17.7 says Subcontractor change order overhead and profit is max at 10% but Exhibit D does not say a max? Subcontractors are typically allowed 15% markup on Change order so does the 10% max apply to the exhibit D form?
- a) **Answer:** Section 17.7 is a part of Exhibit D, the form stands as written.
- 26) See attached Sign in Sheet for firms at Informational & Site Visit meeting.

[END OF ADDENDUM]



Build With a Name People Trust.

November 6, 2020

Davis Joint Unified School District

Informational meeting: DaVinci High School Technology Hub

Location: Virtual

Time: 10:00 a.m.

Attendees:

Roger Moore, Pankow Builders
April Karsemeyer, BHM Construction, Inc.
Austin Macri - GCCI, Inc.
Kelsey Godfrey, Arntz Builders, Inc.
Gavin McAleese, Otto Construction
Bobby Alten, Alten Construction
Megan Blackwell - Otto Construction
Karen Carr, Boldt
Joe Ussery - Otto Construction
Ellen Kelton, Landmark Construction
Paul Markoe - Collins Electric
Laurie Macdonald, Lathrop Construction Associates, Inc.
Anthony D'Amante, Lathrop Construction Associates
Natalie Ghilain, Otto Construction
Silas Nigam - SB James Construction
Karen Goldman-Giammona, Rodan Builders, Inc.
Adam Villacara, Roebbelen
Kevin Brennan - Landmark Construction
Ryan Tognetti - Flint Builders
Chris Martin - Landmark Construction
Julia Donnelly - Convergent Technologies Design Group

Maureen Poole, DJUSD
Bill Weinberg, Lionakis
Amber Whitmer, Lionakis
Bill Savidge, K12 School Facilities
Prachi Amin, VPCS

November 6, 2020

Davis Joint Unified School District

Site walk: DaVinci High School Technology Hub

Time: 1:00 p.m.

Attendees:

Alyssa Leon, S+B James

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

Doug Clymer, Arntz Builders, Inc.

Janessa Andrew, GCCI, Inc.

Ron Roche, Pankow

Peter Dickinson, Alten Construction

Gavin, McAleese, Otto Construction

Clinton Freed, Rodan Builders, Inc.

Alicia Halliday, BHM Construction, Inc.

Bill Freymond, Landmark Construction

Adam Villacara, Roebbelen

Maureen Poole, DJUSD

Cynthia Jimenez, DJUSD

Amber Whitmer, Lionakis

William Weinberg, Lionakis

Prachi Amin, VPCS