



**DAVIS JOINT UNIFIED SCHOOL DISTRICT  
BOND PROGRAM**

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**ADDENDUM NO. 2  
TO  
Request for Statements of Qualifications and Proposals (“RFQP”)  
For**

**Birch Lane Elementary School New Multi-Purpose Building**

**LEASE-LEASEBACK CONSTRUCTION SERVICES**

**Project#111- 01-1920**

**Addendum Date: July 10, 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: “Since Earthquake is a required coverage under the builders risk insurance requirements (in Facilities Lease) could you let us know if Public Contract Code 7105 applies? We want to make sure to include the correct % for bonds/insurance on the fee sheet.”
  - a) Answer: In accordance with the requirements of PCC 7105, proposers should provide the costs of Builder’s Risk insurance for full replacement required in the Facilities Lease Section 15.1.5.1 as a separate line item in their proposals.
  
- 2) Question: “Also, it was mentioned at the 10AM meeting yesterday that the 20 page limit mentioned in the RFQP only applied to the finance portion of the RFQP (or Tab 8 Pricing & Contingency), would you please confirm this?”
  - a) Answer: No, the 20 page limit applies to the RFQP response, while the backup financial information can be beyond the 20 page limit. See answer to Question #4 in Addendum #1 and see Answer to Question #2 below.
  
- 3) 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.



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- 4) Question: “Re: Tab 10 item (I) – Please clarify the intent of including trade contractor names and scopes of the listed trades. (Because Education Code 17406 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 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.
- 5) Question: “Re: Exhibit D - How will the separate Price items be evaluated? Will the items be combined into one number for evaluation purposes by adding them together after: i. The General Conditions, shown as a monthly fixed rate, is extended by the published schedule, 14-month in this case? ii. The fee percentages are extended by the Construction Estimate, \$10,500,000 in this case?”
- a) Answer: Yes. In addition, the Bonds & Insurance will be extended by the construction estimate, and the Pre-Construction Services amount will be factored into the overall price for evaluation. The finance fee will also be included in the evaluation based upon the finance amount and 12 months duration.
- 6) Question: “Re: Exhibit D - Please confirm that if the GMP schedule duration is different than these 14 months, this proposed monthly rate is all that will be allowed.”
- a) Answer: Yes.
- 7) Question: “Re: Exhibit D - The Form states the Fee and Bonds & Insurance percentages will ultimately be extended by the direct cost. Please confirm the direct cost means the GMP minus the fees.”
- a) Answer: The bonds and insurance would be extended by the direct cost plus fee.
- 8) Question: “Re: Exhibit D - As Cost Proposals are typically held separately from the rest of an RFQ/P response to keep them from being public record, may Exhibit D be submitted as a separate file (in the same email) to be scored after the evaluation of the other tabs?”
- a) Answer: Provide Cost Proposals as a separate file.
- 9) Question: “Site Lease and Facilities Lease Exhibits B: Please confirm the project site is described as the entire campus to allow for work, e.g. utility connections and accessibility repair, beyond the smaller demarcation around the new building location.”
- a) Answer: The entire campus is the leased area.
- 10) Question: “Facilities Lease Section 4.1 and Facilities Lease Exhibit D Section [19.3.5.1](#): Is the 5% withheld from the Tenant Improvement Payments the same 5% accounting for the Lease Payments, or will there be 5% Retention withheld during the Tenant Improvement/construction phase in addition to the 5% Lease Payments after Completion?”



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- a) Answer: Yes. Developer shall maintain the Loan Amount of 5% of contract value as an amount withheld from the last three project payments. This is in addition to the 5% retention on Tenant Improvement/Construction payments made on an ongoing basis.
- 11) Question: “Facilities Lease Section 15.1.5.1 Builders Risk – Please confirm the total replacement cost for the perils of earthquake and flood coverage are per the limitations of Public Contract Code 7105.”
- a) Answer: See the answer to Question #1 above.
- 12) 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.”
- a) Answer: Proposers shall provide their own staffing plan for the project, a full time Superintendent is required. Project Manager’s assignment of time to the project shall be appropriate to the project and clearly identified in the General Conditions proposed.
- 13) Question: “Facilities Lease Exhibit D Section 6.3.5: Please confirm whether all workers onsite must wear a custom badge, or if only the direct employees of the general contractor (Developer) will wear custom badges.”
- a) Answer: The Contractor shall provide badges for all workers on the project. “Custom badges” are not required, utilize standard project identification badges with information requested.
- 14) 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 correct minimum value.”
- a) Answer: Closeout document on the Schedule of Value shall be not less than 1%.
- 15) Question: “Facilities Lease Exhibit D Sections 11.2 and 11.4.2, and Exhibit D-1 Section 1.1: Is it the District’s intent for the contractor (Developer) to conduct its own Geotechnical 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.”
- a) Answer: No, the District has a Geotechnical report for the project.
- 16) Question: “Facilities Lease Exhibit D Section 11.4.1: Is it the District’s intent for the contractor (Developer) to conduct its own Topographic Survey. Of course, we will perform our own surveying to establish the control point/benchmark and layout.”
- a) Answer: No, the District has a Topographic Survey for the project.
- 17) Question: “Are Appendix C-1 and Appendix C-2 forms part of the 20-page limit?”
- a) Answer: These forms are not subject to the 20-page limit.
- 18) Question: “Tab 6: Part d.) Project Total Value. Please confirm this is to be the construction contract value for the project.”



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a) Answer: Yes.

19) Question: “Tab 6: Part e.) Amount of fees received. It is not typical for us to share this information in a public record out of respect for the contractor and our clients. Please confirm it is necessary to provide this information. “

a) Answer: Contractor’s fee as a percentage is ok.

20) Question: Tab 6. Part f.) Staffing, including respondent’s team members, subcontractors, and consultants. This is a lot of information. A subcontractor list for every project can be pages long. With the limitation on page numbers, please confirm whether subcontractor lists are required.

a) Answer: Contractor’s team members, list of major subcontractors. Consultants are not required to be listed.

**[END OF ADDENDUM]**