



**RFQ #116 CM @ RISK FOR
PHASE ONE OF PROPOSITION R PROJECTS
ADDENDUM # 1
DATED: APRIL 22, 2010**

IMPORTANT CHANGES

Proposals will now be accepted in the new Program Management Office, Building 1688. Date and time remain unchanged.

Mandatory Pre-Proposal Meeting location has been changed from Room: L238 to **Student Union East**. Date and time remain unchanged.

QUESTIONS AND ANSWERS

1. **Would you like to see our senior estimator who will handle significant portions of the pre-construction tasks?**
Only furnish resumes for key personnel requested per section G, item 2.6.2. However, you may show additional personnel in the Organization chart (G 2. 6.1) and Hourly Rates (G 2.7.1).
2. **Do you really mean our general superintendent or do you mean our project superintendent. If it is the general super, would you also like to see our project super?**
General Superintendent only. The General Superintendent will be responsible for the coordination of all trade contracts, project schedules, activities, general supervision and oversight for the entire project.
3. **Would it be viewed negatively to offer you two senior superintendents in our package? Both equally strong.**
Furnish only what is requested in the RFP. It wouldn't be viewed negatively; however it would be viewed in context with overall costs.
4. **What about our support members, ie: BIM manager, scheduler, constructability reviewer?**
See Hourly Rates Section G 2.7.1. However, only furnish resumes for key personnel requested per section G, item 2.6.2.
5. **Please reference RFP Page 1, 1st paragraph after list of projects:** Building commissioning is listed under the scope of services. Although CM firms can facilitate and manage this work, 3rd party enhanced commissioning by others is typically required when a LEED Certification is being pursued. The 3rd party commissioning consultant is typically hired directly by the District and ideally is involved during the design phase so that all requirements are coordinated. This item is for information only.

Correct, commissioning will be the responsibility of a Third Party agent, however the successful CM will be required to coordinate and sign off on commissioning services.

6. **Please provide a copy of the Prime Contract that the District will require CM firms to enter.** Completely realize that the exact scope will be clarified as each project develops, however, we would very much like to fully review and understand the base contract language before finalizing our staffing plan and fee

proposal. Distributing this document during the proposal phase will significantly benefit the District and Seville when it comes time to negotiating an Agreement.

A copy of the CM@Risk Agreement has been attached for review. The District does not intend to modify the Agreement during the RFP Phase. Contract negotiations will be done between the successful CM firm(s).

- 7. Please reference Section C, paragraph 8.0.** This Section references Exhibit A, however, the RFQ posted on the Prop R website does not contain an Exhibit A. Please clarify.

Delete paragraph 8.0 in Section C and refer to paragraphs F and G in the RFP.

- 8. Please reference Section D, Project Scope.** Please provide the construction budget allocated for each project. Please also provide the anticipated timing (design/construction) for each project.

The programming of these projects have not begun, therefore the District cannot provide anticipating timing for each project. However, as mentioned in the RFP, the projects are expected to all be completed within the first five years of the bond program.

- 9. Please reference Section D, paragraph 12.0.** This section indicates that each project will require the use of BIM. Please confirm that each design team (architect & architect's consultant team) will be completing their design work using a 3D software platform similar to Revit, and that the design files will be made available to the successful CM firm (ideally in a NavisWorks format). The main intent of this question is to confirm that the successful CM will not be required to prepare a BIM model from the design team's 2D drawings.

Correct, the CM will not be required to prepare a BIM Model. However the CM will be required to utilize BIM during various stages of the construction documents to perform constructability reviews. The District encourages the CM to utilize BIM to its advantage in the effort to reduce cost, establish realistic schedules, etc.

- 10. Section F, paragraph 13.2.** It is clearly understood that the District and Program Management team are expecting firms to provide a binding GMP. Please confirm that all costs related to added scope, unforeseen conditions, and design errors and omissions not readily identifiable by the CM are outside of the GMP. Items such as errors in engineering calculations would be an example of a design error that would be considered to be outside of the GMP.

Correct, any costs associated with unforeseen conditions would come from the project contingency, which will be negotiated between the CM and the District.

- 11. Section F, paragraph 15.2.** This section indicates that the successful CM firms will commence services on or about the time the construction documents are 90% complete. Please confirm.

Please replace 90% complete with 75% complete.

- 12. Section G, paragraph 2.5.** Please confirm that design-build projects of similar size, scope and complexity may be listed to show similar experience.

Design-Build projects of similar size, scope and complexity may also be listed as similar experience.

- 13. Section G, paragraph 2.6.** Suggest District provide a defined duration for both precon and construction phase services (for example, 3 months for precon and 13 months for construction). Doing so will provide more uniform fee proposals, and thus make the comparison of proposed costs easier.

For the Fictitious project, please assume three (3) months for preconstruction and thirteen (13) months for construction.

- 14. Section G, paragraph 2.7.3.** Please consider omitting the last five (5) line items from the General Conditions cost proposal. All items are typically included in trade specific bid packages once project parameters are defined.

Yes. Please delete the following from the General Conditions section:

- o Temporary utilities: All expenses attributable to:
- o Temporary building and site lighting.
- o Temporary water connection and service.
- o Temporary ventilation.
- o Cleanup: All expenses attributable to trash and debris disposal exclusive of all cleanup labor.

