

**ADDENDUM NO.1 TO
REQUEST FOR QUALIFICATIONS AND
PROPOSALS LEASE-LEASEBACK CONSTRUCTION
SERVICES**

RFQ/P #23-22

Addendum Date: October 27, 2023

This addendum forms a part of the Request for Qualifications and Proposals (RFQ/P) issued by San Rafael City Schools ("District") for qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide pre-construction services including design, constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the **Multipurpose Building & Quad Project at Davidson Middle School ("Project")**, more fully defined in **RFQP Exhibit "A,"** in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.

This Addendum provides for answers to questions received from interested parties.

Question #1:

I came across this bid online at 280 Woodland Ave, San Rafael. However, I wanted to know if this project is currently looking for any security systems (fire alarm, burg alarm, cameras, card access, monitoring, etc.) that may need to be installed and if so, we (first alarm) would like to send this over to possibly place a bid. Also can you please send over the plans/specs for this job.

Answer to Question #1:

This is a Request for Qualifications for lease-leaseback services for preconstruction services. We are not currently looking for security systems. The project is currently in design.

Question #2:

What is the overall budget?

Answer to Question #2:

The budget can be found on page 19 of the RFQ/P. It is \$19,000,000 for the building and \$3,000,000 for the field.

Question #3:

Can you tell us when the estimated start of construction time is scheduled for? It has a completion of August 8, 2025, just not a start time.

Answer to Question #3:

The selected general contractor will create a schedule with a completion on August 8, 2025. We anticipate construction to last approximately 14 months.

Question #4:

Is the site walk mandatory? Is there an engineers estimate?

Answer to Question #4:

On page 1 of the RFQ/P it states the site walk is informational. The site walk is non-mandatory. There is a Project Estimate on page 19 of the RFQ. It is \$19,000,000 for the building and \$3,000,000 for the field.

Question #5:

Does your district require MEP subs to be prequalified? Do you have an existing list?

Answer to Question #5:

Yes MEP must be prequalified. Please see link below for information on prequalification and a list of approved contractors:

<https://www.srcsbondprogram.org/domain/16>

Question #6:

Can you please provide a preliminary schedule or phasing plan for the project?

Answer to Question #6:

See answer to Question #3. The first phase will be site preparation and underground utilities. The second phase will be the construction of the building, demolition of the restroom building (upon completion of the building). If the athletic field is included as part of the project, it will be completed at the same time as the building.

Question #7:

Tab 6 – Item J. Can you please elaborate on what this question is asking?

For the projects listed, be sure to also include the following information:

Include examples of other similar project assignments on the part of the Respondent.

Answer to Question #7:

Delete item J from Tab 6.

Question #8:

The format of the RFP states that each submittal shall not contain more than thirty (30) pages. We have submitted in this particular format before for your district and have found that all the required pages to be submitted are more than 30 pages – even excluding the documents mentioned on page 8 of the RFP.

We request revising this to 50-60 pages to allow for project information sheets, appropriate narratives, resume options, etc. (and continuing to exclude the pages you noted) or allowing us to add some of the required documents in an appendix which is not included in the page count.

Answer to Question #8:

Proposals need to be within 30 pages to be responsive.

Question #9: Section V B General Overview on Page 8 – “Submittals shall describe in detail the Respondent’s methods and plan for carrying out the project. Included in this information must be a description of construction scheduling, staging, and logistics based on timelines and information provided by the District in this RFQ/P and the mandatory informational meeting.” Are you requiring a schedule and staging/logistics plan to be provided with our RFP in Tab 5 Methods & Strategic Plan?

Answer to Question #9: *Proposals should include adequate information regarding construction scheduling, staging and logistics to ensure the District can evaluate the proposers understanding of the project and constraints.*

Question #10: Tab 8 Pricing & Contingency (4) bonds and insurance percentage: Earthquake and Flood coverages are noted as required in the Builders Risk Insurance Section of the Facilities Lease. Please confirm that is correct, and that it isn't just boilerplate language. Please also confirm that you are looking for a quote for 100% earthquake and flood.

Answer to Question #10: *Delete requirement for Earthquake and Flood coverages for Builders Risk Insurance.*

Question #10a: In order to provide a quote for builders risk and/or earthquake & flood for replacement of our work, we will need:

- the cost to base our quote request on - provided by owner (should we use \$19M for the building and \$3M for field?)
- the exact framing types / percentages of the building to be built (type V-B / 100% wood framing is noted on the Project Description, but it was mentioned in the site visit today that steel framing might be considered? BR and EQ/FL on wood-framed buildings can be significantly more costly than for 100% steel-framed buildings, so please let us know on which type of framing we are to base the quotes).
- the exact square footage of the building (should we use 9,000 SF?)
- Estimated start date of construction on which to base the quote – example Jan. ____, 2024 (completion date is noted in the RFP as 8/8/25) (We'll need start date to determine General Conditions as well).

Answer to Question #10a: *See answer to Question 10.*

Question #10b: Since builders risk and earthquake/flood insurance are based on specific project/site information, we request that we be allowed to break them out from the general insurance % and quote them separately in dollars, not percentages. This is a more accurate way to quote both and will enable the District to compare apples to apples in regards to these 2 coverages.

Answer to Question #10b: *Proposers shall include costs for Builders Risk coverage as noted in Tab 8 "...bonds and insurance percentage..."*

Question #10c: Please note that in the current insurance industry climate, no insurance carrier will honor a quote for builders risk or earthquake/flood for more than 30 days. With this being the case and if awarded the project, we request the ability to requote both at time of bid to subcontractors/GMP to accurately capture the cost for the District (increased or decreased).

Answer to Question #10c: *Proposers shall include costs for Builders Risk coverage as noted in Tab 8.*

Question #11: On recent SRCS LLB RFPs, we have been asked to provide a % for just General (Liability) Insurance broken out from Builders Risk. Please confirm that we are only to provide General Liability insurance as part of the Bonds and insurance % in Tab 8 Pricing and Contingency. If that is incorrect, please provide clarification re: what insurance should be included in our B&I %.

Answer to Question #11: *Confirmed, provide General Liability insurance as part of the Bonds and Insurance % in Tab 8. Builders Risk will be addressed as part of the GMP for the selected contractor.*

Question #12:

Please confirm that the All-Risk insurance, which is to include earthquake and flood, can be requested at the time of GMP development.

Answer to Question #12: *Confirmed. Earthquake and Flood no longer needed.*

Question #13: The pricing portion of the RFQ/P makes no mention of insurance cost limits however 10.1.3.2.6 states that bonds and insurance are to be no more than 2%. Please confirm if actual cost of insurance can be included in our submission or is bonds and insurance are limited to 2% maximum.

Answer to Question #13: *Actual costs of insurance may be included in proposal.*

Question #14: Facilities Lease, Page 26 - #18: The contract states that if the project is destroyed, through no fault of either party that the District is not required to make any payments that are then due or past due. Please clarify that the District is responsible for all payments due and for work performed prior to the destruction of the project.

Answer to Question #14: *Builders Risk would cover destruction.*

Question #15: Exhibit C Facilities Lease, Page 7 - #3: The contract states the District shall withhold an amount equal to 1/3 of the last 3 lease payments. Please clarify if the loan amount is in addition to the 5% retention being withheld and if so how is that loan amount repaid?

Answer to Question #15: *The 5% for lease payments is in addition to retention.*

[END OF ADDENDUM]