

SAN RAFAEL CITY SCHOOLS
310 Nova Albion Way San Rafael, CA 94903

ADDENDUM NO. 1
TO
REQUEST FOR QUALIFICATIONS AND PROPOSALS
Lease-Leaseback Construction Services
San Rafael High School STEAM Project

RFQ/P # 20-07
Addendum Date: 10/02/2020

THIS ADDENDUM PROVIDES FOR:

CLARIFICATIONS AND RESPONSES TO QUESTIONS FROM PROPOSERS RECEIVED.

1. Can you confirm an electronic copy of our completed RFQ/P is all that is required or are we required to submit the “reproduction copy” as well?
 - Yes.
2. Selection Criteria indicates Schedule (20 points) as a criteria item. Please indicate under which bookmark respondents are required to include a proposed schedule or if it should be attached separately.
 - Please include in your appendix to the proposal.
3. May we include an appendix section to be excluded from the total page count for any or all the following items - Appendix C-1 and C-2, insurance documentation, staff resumes, schedule. If so, please specify.
 - Yes.
4. What are the names of general contractors that attended the mandatory information meeting?
 - Please see sign in sheet at link below:
<https://www.srcsbondprogram.org/domain/16>
5. Assuming the campus has reopened for in-person operations by project start, what kind of activity will there be on campus over the summer months? Will there be summer school, athletic practices, camps, etc.?
 - Assume normal summer operations, which may include any or all of the above activities.
6. Will the GMP be based on the DSA submittal drawings or the approved drawing set? Per the field walk, DSA drawings were recently submitted and a permit is expected in March 2021. Construction is also expected to start in March 2021. If the GMP is to be based upon the DSA approved drawing set, then the start of construction may need to be later than March.
 - GMP will be based on DSA approved drawings.

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7. Has the District established limits and specific requirements for any professional liability insurance to be carried by the Developer in connection with the work? If so, please provide.
 - Insurance requirements are per the contract documents. Professional liability not required unless Respondent will be submitting a modular building design per DSA 1-MR.
8. Can the letter from the Respondent's insurance company indicating its ability to provide insurance coverage in accordance with the requirements in Appendix B come from the Respondent's insurance broker?
 - Yes.
9. Will the selected Respondent be permitted to provide onsite general liability coverage for construction operations through a Contractor Controlled Insurance Program (CCIP) or similar wrap-up insurance product?
 - District will entertain a wrap-up insurance product provided Respondent provides a cost-benefit analysis as part of their Proposal.
10. The general construction provisions reference a Project Labor Agreement or "Project Stabilization Agreement" which is supposed to be attached as Ex. H to the facilities lease. However, there is no Ex. H to the facilities lease that I received. The question is whether there will be a PLA or Project Stabilization Agreement.
 - Section 1.1.39 of Exhibit D to the facilities lease to be deleted from any executed contract if project is awarded to a Respondent.
11. Alten recently completed a sizable LLB project at the high school. Will they have insurmountable advantage on this competition?
 - No, the District will evaluate each proposal according to the Board approved best value methodology shown in the RFQP.
12. Which other GC's scheduled site conferences for this project?
 - Please see sign in sheet at link below:
<https://www.srcsbondprogram.org/domain/16>
13. Who is on the selection committee? Dan Zaich (District), John Dilena (Greystone), Others?
 - Selection committee has not been determined at this time.

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14. Which other members from Greystone will be part of the selection process?
 - See response to 13.
15. What are the District's main concerns/fears with this project.?
 - District cannot engage in speculative responses.
16. What is Van Pelt's role on this project?
 - Van Pelt Construction Services is the Program Manager for San Rafael City Schools.
17. Is Bill Savidge involved with this project as a consultant?
 - Yes; Bill Savidge is a sub consultant to Van Pelt Construction Services.
18. What specific site logistics and interruption with the occupied campus activities is most concerning?
 - Student & staff safety, interruptions to the learning environment & maintenance of good relations with neighbors & community.
19. Please confirm the 6/30/22 completion date is critical for the school.
 - Milestone dates are critical.
20. When does Hibser Yamauchi (HY) plan to submit the design to DSA? Based on the drawings, it looked like 9/15/20 but wanted to be sure.
 - Project documents were submitted to DSA on September 15th, 2020.
21. Can you clarify if all subcontractors must be pre-qualified prior to bid submission or can they become qualified during the Pre-Construction process?
 - Subcontractors may become prequalified during the pre-construction process.
22. We are currently on the active pre-qualified contractors list with the School District. Prior to submission of our renewal information I wanted to check if the bid date could be postponed? Also, if we submit our pre-qualification packet will the San Rafael City School contact our references?
 - District has no intention of delaying bid date. References may be contacted.
23. In the RFQ/P it states the document should include no more than 24 pages excluding front and back covers. Does this requirement exclude Appendix's and Attachments?
 - Yes.

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24. Is there a form available for the Pricing and Contingency component of the RFQ/P?
- No specific form for pricing & contingency will be provided.
25. What is the anticipated duration of the Pre-Construction period?
- The pre-construction period shall span the period between selection of Respondent and beginning of construction.
26. What is the anticipated duration of construction? Appendix A only provides a completion date, and the duration of the project is required to establish General Conditions?
- Anticipated duration of project is 16 months; per the RFQP, Respondents must provide their General Conditions as a monthly dollar value.
27. The Pricing and Contingency component of the RFQ/P asks for Fee self-performed work (Item 2) and mark-up on subcontractors (Item 4). Is this for added work to the contract or is this the contractor's overall Fee that will be applied to these items that are included in the GMP?
- This is contractor's overall fee included in the GMP. If the Respondent intends to provide a different rate of markup on their own work vs subcontractor work to make their proposal more competitive, two separate rates shall be furnished.
28. The DSA submitted drawings & specs have been posted to the bond website. Please note, these **drawings are NOT for bidding.**

[END OF ADDENDUM]