

**ADDENDUM NO. 1 TO
REQUEST FOR QUALIFICATIONS AND
PROPOSALS LEASE-LEASEBACK
CONSTRUCTION SERVICES FOR PROJECTS
RFQ/P # 01-18
Addendum Date: September 13, 2018**

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 joint ventures to provide design review, constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for **one or more** of the following projects, more fully defined in **Exhibit "A,"** in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.:

- 1) San Rafael High School New Madrone School Classrooms and Support Spaces, Administration, Commons, Kitchen Building;
- 2) Terra Linda High School New Commons, Kitchen, Library, Drama, Music and Classroom Building.

This Addendum provides for:

RESPONSES TO QUESTIONS FROM PROPOSERS RECEIVED

The text of the RFQ/P regarding proposer questions states: "Questions regarding this RFQ/P may be directed to Dan Zaich at dzaich@srcs.org and must be submitted on or by **5:00 P.M. ON Monday, September 10, 2018.**"

The San Rafael City Schools has received the following questions, with responses provided below for each:

- 1. To confirm, will both of these schools be confirmed to be LEED certified projects?**
 - a. **Response.** No, The District is utilizing "CHPS" Designed.

- 2. Since earthquake is required in the builders risk, please let us know if 1) the public contract code 7105 applies and 2) if there is a deductible, how much it is, and who is responsible for it – the GC or Owner?**
 - a. **Response: Earthquake insurance is NOT required – Paragraph should read:** "Builder's Risk Insurance: Builder's Risk "All Risk" Insurance 15.1.5.1 Developer shall procure and maintain, during the life of this Contract, Builder's Risk (Course of Construction), or similar first party property coverage acceptable to the District, issued on a replacement cost value basis. The cost shall be consistent with the total replacement cost of all insurable Work of the Project included within the Contract Documents. Coverage is to insure against all risks of accidental physical loss and shall include without limitation the perils of vandalism and/or malicious mischief (both without any limitation regarding vacancy or occupancy), sprinkler leakage, civil authority, theft, sonic disturbance, earthquake, flood, collapse, wind, rain, dust, fire, war, terrorism, lightning, smoke, and rioting. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for the Architect's and engineering services and expenses required as a result of any insured loss upon the Work

and Project, including completed Work and Work in progress, to the full insurable value thereof”.

3. Please reference Tab 8 of the RFP for Pricing and Contingency. It states that pricing will be evaluated based on: (1) preconstruction services cost and method of calculation; (2) respondent’s construction/developer fee, which includes profit and overhead; (3) general conditions cost; (4) additional mark-up on subcontractor prices; (5) construction contingency to be applied to E&O; and (6) proposed interest rate assuming 5% of the GMP is financed for 12 months?

- Please explain how price will be evaluated (i.e. lowest cost) and how price points will be awarded. For example, does the lowest price receive 100 points?

- a. **Response:** For items above (2), (4), (5), and (6), the District will evaluate the amount of Contractor’s fee proposal for the entire Contract, which shall be submitted in percentage format to the hundredths of a percent (eg., “5.32%). Each of these items will be scored on a one hundred (100) point scale using the Ranking of Best Value Scores. All other categories will be ranked on dollar value from highest to lowest and will be evaluated to confirm that the dollar value reflects an adequate understanding of the required scope of work and complexity of the project.

- Please confirm which of the above referenced items 1 through 6 will require a percentage versus which items will require lump sums. A Price Proposal form may be helpful to ensure that fees are evaluated comparatively?

- b. **Response:** Items 2, 4, 5, and 6 to be issued as percentages. Items 1 and 3 shall be issued as lump sums. Note that general conditions costs shall be submitted as a monthly expense.

4. In Tab 5 – Methods and Strategic Plan, item f, there is mention of a narrative of the recommended modular building approach and in section 10.1.2.1.1 it states, “Provide recommendations for incorporating prefabrication (component and/or modular) construction into Project, within context of Project functional requirements, budget, and schedule. However, in the Exhibit A, Project Descriptions document, there was no mention of modular construction. Is the district looking for these projects to be completed with modular construction?

- a. **Response:** Delete Paragraph 10.1.2.1.1 in its entirety. Delete Tab 5 item f – Methods and Strategic Plan.

5. A) At the presubmittal conference on 8/29, the project team mentioned that a preliminary site logistics plan has been developed for San Rafael HS. Has one been created for Terra Linda as well? Can you please share the preliminary site logistics plan(s) so that we can better understand the constraints of the project? This will aid us in preparing more accurate general conditions.

- a. **Response:** See attached Logistic Plans

B) Will you issue a directive on what should and should not be included in the proposer’s general conditions (such as site furnishings and minimum staffing requirements)?

- b. **Response:** See attached Schedule of General Conditions

6. **Are the drilled piers scope out for bid yet? will they go out to bid on a lease/leaseback project like this? Please advise as we are very interested in providing you a number on this project.**
 - a. **Response:** The Drilled Piers scope is not out to bid yet. The drilled piers scope will be bid as part of this lease/leaseback project. The successful team will bid this scope of work as part of their contract.

7. **Please advise window treatment schedule for this project. Specifications call for Manual sunscreen shades & motorized double-roller shades, but on drawings there is no notes or legend or locations for them. This will help my estimate allot.**
 - a. **Response:** Drawings are not complete. Scope of work will be bid out by successful respondent upon completion of the documents.

8. **Can you please confirm the following regarding the San Rafael and Terra Linda High School LLB Projects: For contractors submitting proposals for both projects, do they submit two entirely separate proposals or do they submit one proposal, identifying both projects, with separate "Pricing and Contingency" portions in separate sealed envelopes.**
 - a. **Response:** Respondents shall submit one single qualification package with two separate sealed proposals.

[END OF ADDENDUM]

ATTACHMENT 5.a – LOGISTIC PLANS:

STUDENT GATHERING AREAS

REMOVE RAILINGS AT OLD SERVING WINDOWS

MAINTAIN WIDTH FOR MAIN STUDENT ENTRY

RELOCATE HANDICAP PARKING

RESTRIPE FOR REVISED TRAFFIC LANE

DROP OFF AREA

FIRE HYDRANT

RELOCATE HANDICAP PARKING FOR STADIUM

TEMPORARY TRASH ENCLOSURE

STUDENT ACCESS TO/FROM MUSIC CLASSROOMS

PATHWAY BEHIND STADIUM

Fenced Construction Area - Limit of Construction Activities During School Year (Aug 15 - June 15)

Site Construction Area - Construction Activities During Summer Months Only (June 15 - August 15)

DEMO SCOPE OF WORK



SAN RAFAEL HIGH SCHOOL

NOVEMBER 06, 2017

HIBSER YAMAUCHI ARCHITECTS, INC.





HED

417 Montgomery Street
 Suite 400
 San Francisco, CA 94104
 (415) 981-2345

TITLE: LOGISTICS PLAN

PROJECT: TERRA LINDA HIGH SCHOOL STUDENT COMMONS BUILDING

SCALE: NTS

DATE: 9/12/18



ATTACHMENT 5.b – SCHEDULE OF GENERAL CONDITIONS:

GENERAL CONDITIONS – Shall include all required project and jobsite personnel, materials, equipment, temporary facilities, etc. for successful management and completion of this project and shall be submitted as a monthly cost/expense.

1. General Personnel
2. Vehicle(s)
3. Temporary Facilities/Utilities
4. Interim Cleaning
5. Final Cleaning
6. Mobilization
7. De Mobilization
8. Mail/Shipping/Postage
9. Office Expense(s)

It will be assumed that all indirect costs or field overhead required for the project will be included in the General Conditions. A careful evaluation of the items and item cost included in General Conditions will be made to assure that the submission is complete and competitive.