

**ADDENDUM NO. 3 TO
REQUEST FOR QUALIFICATIONS AND
PROPOSALS LEASE-LEASEBACK
CONSTRUCTION SERVICES FOR MODULAR
PROJECTS
RFQ/P # 02-17
Addendum Date: September 21, 2017**

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

- 1) Laurel Dell Elementary School Reconstruction + Renovation
- 2) Davidson Middle School New Classroom Building
- 3) San Pedro Elementary School New Construction + Renovation
- 4) Venetia Valley K-8 New Classroom Wings + New Multi-Purpose Building

This Addendum provides for:

RESPONSES TO QUESTIONS FROM PROPOSERS RECEIVED AS OF SEPTEMBER 20, 2017

The text of the RFQ/P regarding proposer questions states: "Questions regarding this RFQ/P may be directed to the District's Senior Director of the Capital Facilities Department, Dr. Daniel Zaich at dzaich@srcs.org, and must be submitted on or by **5:00 P.M. on Wednesday, September 20, 2017.**"

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

1. **Schedule.** The District received several questions regarding the schedule for the projects. "TAB 5 item f) requests preliminary schedules for each project. To provide this we must know when the District plans on starting and completing each building on each site. Please provide a Summary schedule for each of the projects indicating start and completion dates for each required phase." "Please provide a completion date for each of the projects and phases so we can propose a construction schedule."
 - a. **Response.** The District provides the following information regarding project schedules and phasing.
 - i. **Overall schedule response, start date:** The District anticipates that at each of the sites the Contractor will start work, at the latest, on site on each of the projects on **June 15, 2018.**
 1. The Contractor may pre-mobilize, procure products, systems, equipment, building components or other elements of the work prior to starting work on the site.

2. The District anticipates that respondents will consider and include in their proposed schedules for each project, potential work increments, such as preliminary abatement/demolition, utilities and site-work which will allow work to start immediately and mitigate any potential design/DSA-approval in the pre-Construction phases.
- ii. **Overall schedule response, completion dates:** The District does not have fixed completion dates for each of the projects or the phases at this time.
- iii. **Responders to provide best completion dates.** The District anticipates that each respondent will provide a project schedule and phasing that reflects the best possible (most timely) completion date for the work and which reflects their best understanding of the project scope.
- iv. **Modular systems schedule opportunities.** The District also anticipates that each proposer’s Modular system may present schedule opportunities for timely/early completion—these should be included and highlighted in schedules for each project.
- v. **Project-specific schedule information.** The following are specific schedule and phasing constraints/opportunities for each project:
 1. Laurel Dell Elementary Reconstruction and Renovation
 - a. The site will be vacated to a temporary campus with move-out over 2-week period beginning June 15, 2018.
 2. Davidson Middle School New Building
 - a. The site of the new building is at the front of campus, no building demolition is required and no students will be displaced by the work.
 - b. Work on this site could start prior to June 15, 2018.
 3. San Pedro Elementary School New Construction + Renovation
 - a. The site of the new buildings is on an open area of campus and no students will be displaced by the work.
 - b. New Construction work on this site could start prior to June 15, 2018.
 - c. New Construction work must be completed, and students/staff moved out of the existing building to be modernized prior to start modernization work.
 - d. Site work on the parking lots should be scheduled during summer.
 4. Venetia Valley K-8 New Classroom Wings + New Multi-Purpose Building
 - a. The New Classroom wings and the New Multi-Purpose Building are to be constructed in phases. The phasing plans are included in the SVA Architects Schematic Design

drawings which are available on the District's website.

- b. The district is preparing a temporary housing location on campus to ready for occupancy by start of school in August 2018. The District will move out of the first phase classrooms over 2-week period beginning June 15, 2018. The temporary campus will house sufficient students to allow the work to be phased as shown in the SVA Architects drawings.
- c. The start of each phase is dependent upon completion of previous phase (except first phase) new construction and at least a 1-week move-in period for students and staff.

2. Is there Project Labor Agreement at San Rafael City Schools?

a. **Response:** No.

3. The submittal date has been extended by one week, can the time for questions be extended also?

a. **Response:** No.

4. In the Insurance section, H, for professional liability it states that the amount of coverage required will be determined by the District. Has that coverage amount been determined?

a. **Response:** Yes, see Facilities Lease section 15.1.9 Insurance Policy Limits. "Professional Liability \$1,000,000 per claim; \$2,000,000 aggregate (with aggregate subject to no more than a \$25,000 per claim deductible)"

5. Submittal Format. "Please clarify the statements on page 7 of 20 under A. Format. In particular if we are submitting on all 4 projects then does that mean that our entire RFQ/P including all 4 projects information/pricing/schedules shall be no more than 32 single sided pages or 16 double sided? The wording states a "a submittal for a single project."

a. **Response:** Respondents submitting on all 4 projects shall contain not more than 36 single sided pages or 18 double sided. See also question and response below re appendices.

6. Submittal Format. "On page 7 of 20 VII. Submittal Format A. Format - Please clarify what the allowed appendices are that are excluded from the total page count as no appendices are provided in the RFP. We suggest that the items excluded from the total page count be: The cover sheet, the Tabs, the Table of Contents, Resumes, any surety letter, the insurance letter and certificate, the schedule(s), and the 1 page of pricing for each project."

a. **Response:** Yes, the cover sheet, Tabs, Table of Contents, Resumes, surety letter, insurance letter, schedule(s), and the 1 page of pricing for each project may be included in an Appendix.

7. Submittal Format-Tab 8. "Pricing and Contingency information that is required to be in separate sealed envelope for each project—please let us know if this pricing should be provided on the flash drive as well."

a. **Response:** Yes.

- 8. Prior Relevant Experience.** “Regarding Tab 6 – Relevant Prior Experience. It says “Include examples of other similar project assignments on the part of the Respondent.” Because the list of projects I am creating for that section are all meant to represent similar projects, I’m not sure what additional information to provide.”
- a. **Response:** You could for example, include projects that are relevant but below the \$5 million threshold or beyond the 5-year timeline.
- 9. Modular Vendors.** “Section 8. (4) requests we identify one or more modular vendors including an estimate of the modular pricing based on a cost per square foot basis. Since we are signatory to the laborers and carpenters union, we will not be able to contract with the modular contractor(s) who are non-union. Please confirm if the District will either: Contract with the suggested modular contractor under a separate LLB agreement or Would the modular contract be bid out separately by the school District with us as the General Contractor responsible for coordination of the District-selected modular contractor?”
- a. **Response:** No, the District will not contract separately with a modular vendor.
- 10. Modular Vendors costs.** “Section 8 (4.b) asks to identify the modular vendor’s costs for modular vendor installation supervision. The Modular contractor typically installs their system/building with their own forces. Is the intent to breakout the installation costs between installation labor and supervision labor, please clarify.”
- a. **Response:** The request is to breakout “modular vendor installation observation.” This is related to the requirement noted throughout the RFQ/P that “...the District anticipates that is design professional in general responsible charge of the Project(s) will delegate authority regarding site placement/installation, pursuant to DSA Bulletin 16-01 and DSA 1-MR.” There would be required professional services related to the observation of the installation, this is what is requested to be broken out.
- 11. Cost Estimates.** “In determining pre-construction costs, trying to figure out how many estimates will be required for each project. Based on information on page 15 of 20, it is asking for preliminary estimate and then mentions updated estimates at completion of DD drawings and then CD drawings (which I am taking as the GMP pricing”. Please advise as we want to make sure pricing is consistent between all GC’s.”
- a. **Response:** In accordance with Tab 10 Assurances, Pre-Construction Services, include a Preliminary Cost estimate, DD update, CD update.
- 12. Subcontractors in Prior Relevant Experience.** “Referencing Tab 6, page 12 item f: It is asking us to list subcontractors for each of the projects we list. Each of these projects could have 30-50 subs. With there being a page limit, could we limit this to just the major subs.
- a. **Response:** Yes.
- 13. Subcontractors in Respondent Information.** “This asking for information on subcontractors. Since we don’t have subcontractors on board at this time, I am assuming this information is not necessary.”
- a. **Response:** Respondents are not required to include or list subcontractors for the work at this stage, except as noted where the required Modular Vendor and/or

installer may be a subcontractor to proposer. If subcontractors are included or listed in the responses, they will have rights as a listed subcontractor pursuant to the Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code.

- b. If subcontractors are not listed in the Proposal, the selected Developer will be required to comply with Education Code Section 17406 subdivision (a)(4)'s requirements, including that subcontractors with contracts greater than one half of one percent of the construction be formally bid.
14. **General Conditions.** "Please confirm that no General Conditions breakdowns are required at this time."
- a. **Response:** General Conditions breakdowns are required at this time. Per Tab 8 Pricing and Contingency (2a) General Conditions Cost: "list what is included in the Respondent's general conditions (including full-time and part-time personnel) and a monthly value of the general conditions. Indicate what would be included as a cost of work versus a line item in the general conditions."
 - i. **Clarification:** Provide project-specific General Conditions items.
15. **Sign-in sheets from Informational meetings.** "Please post the sign-in sheet from the 9/13 pre-RFP mtg."
- a. Response: Both sign in sheets are posted on the San Rafael City Schools website, "Bond Program," "Doing Business with Us," "Open Solicitations," "Modular Projects LLB RFQ/P Pre-Proposal Meeting Site Tour."

[END OF ADDENDUM]