

**ADDENDUM NO.1 TO
REQUEST FOR QUALIFICATIONS AND
PROPOSALS LEASE-LEASEBACK CONSTRUCTION
SERVICES
RFQ/P #23-18**

Addendum Date: August 2, 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 **Transitional Kindergarten Facilities Projects at Coleman Elementary School, Glenwood Elementary School, Sun Valley Elementary School, and Venetia Valley K-8 School (“Project”)**, including modular and/or prefabricated buildings, 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: Can you please elaborate on what Item J. is asking?

Tab 6 – Prior Relevant Experience. For the projects listed, above, be sure to also include the following information:

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

Answer to Question #1: *Delete item j. from Tab 6.*

Question #2: The format states that each submittal shall not contain more than thirty (30) pages. We have submitted in this particular format before 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 – not to be included in the page count.

Answer to Question #2: *Appendices are not limited as to page count, additional information may be included as noted: “...certificates of insurance, detailed schedule charts, appendices, and Comments to the Form of Agreement.”*

Question #3: 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 #3: *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 #4: Appendix C-3 – Allowable General Conditions Costs. There’s a section on the last page of this 4 page form for “General Conditions Total Cost Transfer to Fee Proposal”. Do you need Appendix C-3 to be filled in and included in the RFP response or it is just for reference?

Answer to Question #4: *This table is for reference to assist proposers in assigning appropriate costs for General Conditions and other scope areas. The table itself does not need to be included in RFQP responses, however, proposers need to provide General Conditions cost information as noted in Tab 8.*

Question #5: 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 #5: *Delete requirement for Earthquake and Flood coverages for Builders Risk Insurance.*

Question #5a: In order to provide a quote for builders risk and earthquake/flood, we will need the exact # of modular buildings per site, square footage and framing type %'s of each modular building. Without this information, our insurance agent won't be able to procure quotes from insurance carriers. I believe that with the plans provided, we can determine the sf and # of modulares, but not the framing. Please advise.

Answer to Question #5a: *Proposers can work with their modular building provider to determine information regarding modular building structural systems.*

Question #5b: 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 #5b: *Proposers shall include costs for Builders Risk coverage as noted in Tab 8 "...bonds and insurance percentage..."*

Question #5c: Please note that in the current insurance industry climate, no insurance carrier will honor a quote for builders risk or earthquake/flood given in August 2023 for a project starting in June of 2024. 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 (increase or decrease).

Answer to Question #5c: *Proposers shall include costs for Builders Risk coverage as noted in Tab 8.*

Question #6: Someone asked at the site visit on 7/26 if there would be a requirement for (4) different trailer offices for IOR (1 at each site). Maria responded that it would make sense to have one trailer located at only one of the sites as the projects are small. Please confirm that only 1 IOR trailer is required for the entire project as this will affect the GCs.

Answer to Question #6: *Only 1 office space is required for the Project Inspector.*

Question #7: Tab 8 Pricing and Contingency, item 1 – please confirm that the general contractor shall include the costs for the modular manufacturer's design and DSA approval for each project as part of the preconstruction pricing.

Answer to Question #7: *Yes, proposal shall include costs for the modular manufacturer's design and DSA approval for each of the projects as part of the preconstruction pricing.*

Question #8: On page 12, it states, "j. Include examples of other similar project assignments on the part of the respondent." This is listed as an item that we would address for each of the 5 project examples. Are we to provide the names of other projects that are similar to each of the 5 individual projects? Or are you perhaps looking for a list of projects similar to the SRCS projects being included in this RFQ/P and if so, we would only provide that list once, not for each of the 5 projects, correct?

Answer to Question #8: *See the answer to Question #1.*

Question #9: How many firms do you anticipate short listing for interview?

Answer to Question #9: *This will depend upon the scoring and ranking of the firms after proposal reviews.*

Question #10: If a pdf is too large to email is a Dropbox link acceptable?

Answer to Question #10: *Yes that is acceptable, however, submissions must be available without password requirements or protection.*

Question #11: You mentioned phasing the project, can you speak more to that?

Answer to Question #11: *The reference to phasing was only as a consideration that a site or sites might be approved by DSA at different times and that GMP preparation and the work on a site could commence as soon as DSA approval is received—not have to wait until all sites are approved.*

[END OF ADDENDUM]