July 18, 2011

ADDENDUM No. 2
Bid No.: 11-12/01
MERRITT COLLEGE CENTER FOR SCIENCE AND ALLIED HEALTH

This Addendum modifies the original Bid Documents for Bid No. 11-12/01. Acknowledge receipt of this addendum in the space provided on the BID FORM. Failure to do so may subject Bidder to disqualification.

Questions from Mandatory Pre-Qualification

1. QUESTION: If Contractors do not meet the 25% attainment goal for SLBE/SELBE subcontractors, will there be a deduction in points?

   ANSWER: See Documents 00 1119, paragraphs 4.03 and 5.02 regarding selection criteria and Document 00 7300, Annex A regarding the SLBE/SELBE Program Requirements.

2. QUESTION: Are there some specific requirements/qualifications for hiring a small local business firm?

   ANSWER: See Document 00 7300, Annex A regarding the SLBE/SELBE Program Requirements.

3. QUESTION: Is there a limit to the number of contractors that will be pre-qualified?

   ANSWER: There is no limit to the number of contractors that will be pre-qualified.

4. QUESTION: What is the amount for the project budget?

   ANSWER: No response.
5. QUESTION: Will there be another pre-qualification meeting?

ANSWER: There will be a subsequent pre-proposal meeting.

6. QUESTION: What will happen if all proposals come in and are over the budget amount? Will the District just pick one or will the District re-bid the project?

ANSWER: The District will review its options at that time.

7. QUESTION: What will happen if the contractor is not meeting the 25% attainment goal for SLBE/SELBE subcontractors, but is itself a small local business?

ANSWER: See Document 00 7300, Annex A regarding the SLBE/SELBE Program Requirements.

8. QUESTION: Are you looking for people have DSA experience for the design-build?

ANSWER: Yes. This is a specific requirement for pre-qualification. See Pre-Qualification Questionnaire, Articles 8-14.

9. QUESTION: Are you looking for a CM for this project?

ANSWER: The District will engage a CM for the project.

10. QUESTION: What are the scoring criteria for the Pre-Qualification Questionnaire?

ANSWER: The District will use objective scoring criteria for evaluating responses to the Pre-Qualification Questionnaires in accordance with the Department of Industrial Relations Design-Build Pre-Qualification Guidelines.

11. QUESTION: Per Article 1.01.G of the Pre-Qualification Questionnaire, the page count is limited to 78 pages, excluding certified financial statements. Please confirm that the following items are excluded from the page limit:

a) Does our Letter from Surety count toward this page limit; these letters are typically 10-12 pages in length.

   ANSWER: No. The letter from the Surety does not count toward the page limit.

b) Do the Pre-Qualification Questionnaires for electrical and mechanical subcontractors count toward the page limit?
ANSWER: Pre-Qualification Questionnaires completed for electrical and mechanical subcontractors will not count toward the page limit.

12. QUESTION: Section 00 1119, 4.03.B.1.a.i references a specified Lump Sum amount; is this the referenced dollar volume in the Program, Section 8.0 Cost Estimate (approx. $40Million)?

ANSWER: The District will issue an Addendum clarifying the Lump Sum amount called for in Document 00 1119.


ANSWER: Document 00 1119, paragraph 4.03B.1.a. calls for a Lump Sum. This is not a GMP project.

14. QUESTION: With regard to the submission of a Lump Sum proposal and specified alternates, please confirm if there is a required format for submitting this information. Proposal form 004200 does not include a space to input pricing information.

ANSWER: See Document 00 1119 and Document 00 4200 regarding submission of a lump sum proposal and alternates.

15. QUESTION: Section 00 1119, 4.03.B.3.a references both a 25-yr and a 35-yr life cycle costing analysis; please confirm that the duration is in fact 25-years.

ANSWER: The duration should be 25 years.

16. QUESTION: Page 00 4200-1, section 1.03: Acceptance of proposal states a written 60-day time period and a numeric 90-day time period. Please confirm which is correct.

ANSWER: The correct time period should be ninety (90) days.

17. QUESTION: In Document 00 4200, paragraph 1.04, the Proposal Security section does not state the required value (whether % or dollar amount) that we are to provide in our Bid Bond. Please confirm.

ANSWER: The required proposal security for this project is 10% of the Lump Sum Amount.

18. QUESTION: Pre-Qualification Questionnaire, Article 8.03 references minimum policy limits for General Liability in conflict with document 00 7316, Article 1.01.A. Please clarify the required limits.
ANSWER:  The minimum policy limits set forth in the Pre-Qualification Questionnaire are for pre-qualification purposes only. Pre-qualified Contractors are required to comply with the terms and conditions of the contract documents, including Document 00 7316.

19. QUESTION: Articles 7 & 14 of the Questionnaire request information regarding subcontractors other than Electrical and Mechanical. May we submit this information upon award of the project after our determination of the lowest responsive subcontractors?

ANSWER:  Other subcontractors who are not pre-qualified as part of the design-build entity must be obtained by the Contractor in accordance with the Contract Documents and applicable law, including, without limitation, California Public Contract Code Section 4100, et seq, and California Education Code Sections 17250.30 and 81704.

20. QUESTION: Section 00 1119, Article 4.03.B.8 requests a SLBE / SELBE plan for achieving the Board’s desired participation level to be submitted during the RFP. Will the bidding preference identified in Annex A to Document 07300 be applicable to the evaluation of our RFP?

ANSWER:  See Documents 00 1119, paragraphs 4.03 and 5.02 and 00 7300, Annex A, regarding evaluation of RFPs and the SLBE/SELBE Program Requirements.

21. QUESTION: What are the prequalification requirements for a Joint Venture (JV) General Contractor? Must each part of the JV Contractor qualify or can the JV Contractor qualify based on its “combined” experience?

ANSWER:  Joint Venture Contractors will be pre-qualified based on their combined experience, provided, however, that:

1. Each member of the Design-Build Team must separately meet the experience and qualification requirements for the Project, as it pertains to their scope of work and

2. A Design-Build Team shall be disqualified if any member of the Design-Build Team does not have the minimum experience and qualifications required for their scope of work.

22. QUESTION: In Document 00 4513, Article 8, what is meant by “essential requirements”? If essential means that Contractors must have it to qualify, why do some of the question state “if yes, please provide the following information?” Reference items 8.17 through 8.26.
ANSWER: Document 00 4513, Article 8, contains essential requirements that must be met for pre-qualification. All requested information must be provided.

23. QUESTION: What does the 25% SLBE/SELBE subcontractor attainment goal apply to; the total project bid price or only to the amount of subcontracted work?

ANSWER: See Document 00 7300, Annex A regarding the SLBE/SELBE Program Requirements.

24. QUESTION: Would an architect, engineer, consultant, or sub-consultant on the bridging team be precluded from participating on Design Built team(s)?


25. QUESTION: How many copies of the Pre-Qualification Questionnaire need to be submitted? (Electronic, Original + ? copies)

ANSWER: Contractor shall submit the original Pre-Qualification Questionnaire and five (5) copy sets along with electronic files of all documents and materials submitted. Pre-Qualification Questionnaires submitted in hardcopy format shall be spiral, velo, or wire bound. No three-ring binders will be accepted.

26. QUESTION: Packaging - Is a chipboard, wire bound submittal acceptable?

ANSWER: Contractor shall submit the original Pre-Qualification Questionnaire and five (5) copy sets along with electronic files of all documents and materials submitted. Pre-Qualification Questionnaires submitted in hardcopy format shall be spiral, velo, or wire bound. No three-ring binders will be accepted.

27. QUESTION: Can you confirm the modified due date for Questionnaires is Wednesday July 27?

ANSWER: Yes. All Pre-Qualification Questionnaires are due by July 27, 2011.

28. QUESTION: Can you elaborate further on how teams will be evaluated for the pricing component of the RFP? For instance, for teams not achieving the stipulated lump sum amount, will a point scale system be utilized in awarding a score less than the possible 30 points?

ANSWER: See Document 00 1119, paragraph 4.03B.1. regarding evaluation of RFPs.
29. QUESTION: With respect to the essential requirements listed in the prequalification package, it is our understanding that the essential requirements must be met by the team as a whole rather than having each individual member of the team possess these requirements. For example, if an architectural firm had DSA experience but the GC did not then the team would still be able to prequalify since one of the members meets the essential requirements. Please confirm this is correct.

ANSWER: This is not correct. See Pre-Qualification Questionnaire, Article 8 for Essential Requirements of the Design-Build Entity.

30. QUESTION: Regarding Design Build experience, does partial design build experience count or does the experience only count if the entire project was design build? For example, a GC may have done a project using the design build approach for the mechanical, electrical, plumbing and fire sprinkler trades but not architectural and structural. Would this firm be able to list this project under the experience section of the prequal?

ANSWER: Contractors, subcontractors, architects, and engineers will be pre-qualified based on responses to the Pre-Qualification Questionnaire, Articles 8 – 14; each member of the Design-Build Entity must meet the minimum experience and qualification requirements for the scope of work they will perform.

31. QUESTION: Would it be possible to obtain a copy of the Prequalified Bidders? We would like to Bid the Structural Steel to them.

ANSWER: The District will publish a list of all pre-qualified bidders on the District’s website between August 10-12, 2011.

32. QUESTION: How can we obtain the RFP package for this project?

ANSWER: The RFP package may be obtained through Ford Graphics.

33. QUESTION: When will the updated submittal schedule be released?

ANSWER: The District will publish an updated submittal schedule on its website between July 18-19, 2011.

34. QUESTION: Will those firms that prequalify have an opportunity to ask questions specifically relating to the RFP after they have been notified of their prequalification?

ANSWER: Yes. There will be a pre-proposal meeting for questions regarding the RFP.
35. QUESTION: Please confirm where the sign-in lists from the 07/11 meeting are posted. We have not seen it at:  http://www.peralta.edu/apps/docs.asp?Q=1819

ANSWER: The District will publish copies of the sign-in sheets from the July 11, 2011 meeting on the District’s website between July 18-19, 2011.

36. QUESTION: Please confirm the exact target project price that bidders will be evaluated against in item #1 of the evaluation criteria. At the 07/11 meeting, it was mentioned that the target budget was $39 million and that the $2.4 million contingency was already spent and would no longer be part of the final contract. In the project documents, the project estimate is $39,712,418 for a 103,694 SF building (the current drawings indicate building size to be 110,886).

ANSWER: No response.

37. QUESTION: The project manual document 00 1119 (RFP) section 2.06A requires bidder to submit pricing for 6 alternates.

a. Please provide performance spec/scope for these 6 alternates. The project specifications and documents do not appear to provide any information.

ANSWER: This information will be made available to all pre-qualified contractors.

b. Is the target project price on which bidders will be evaluated in item #1 of the evaluation criteria inclusive or exclusive of these alternates?

ANSWER: See Document 00 1119, paragraphs 2.06 and 4.03B.1.

38. QUESTION: At the 07/11 meeting, it was stated that the RFP response would be due 09/06. The project documents list 09/08. Please confirm which is the correct deadline.

ANSWER: Proposals will be due by September 6, 2011.

39. QUESTION: If it appears that the project is over budget, should bidders redesign what is needed to get within budget (while preserving aesthetics as much as possible) or price as is and District will negotiate scope reductions with lowest bidder?

ANSWER: The District has no response to this question at this time.
40.  QUESTION: Sheet L001 indicates 3 alternates. Are these to be included in base price?

    ANSWER: Alternates are listed in Document 00 1119, paragraph 2.06.

41.  QUESTION: Rainwater storage tanks and geothermal wells are listed in the estimate but are not in the 6 alternates nor the project drawings.

    a. Please provide performance spec/scope

        ANSWER: Alternates for the project are listed in Document 00 1119, paragraph 2.06.

    b. Should they be included in base price?

        ANSWER: See Document 00 1119, paragraph 2.06 regarding Alternates.

42.  QUESTION: It appears the estimate for this project was completed on August 5, 2010, however, the drawings were completed December 17, 2010. Has an estimate been updated to reflect the latest documents?

    ANSWER: The District does not have a response to this question at this time.

43.  QUESTION: Please confirm what is included in the $39 million budget (i.e., actual construction costs, design costs, contingency, DSA fees, etc.)?

    ANSWER: See Document 00 5200 regarding the Contract Sum.

44.  QUESTION: The electrical infrastructure is not indicated for a PV installation. Is all of this expected to be included in the base price?

    ANSWER: See Document 00 5200.

45.  QUESTION: Does the design build team have flexibility with the structural and MEP specifications to approach the budget constraints?

    ANSWER: All proposals must comply with the Contract Documents, including all bridging documents.

46.  QUESTION: Has DSA informally reviewed the current design for fire life safety, structure, and accessibility?

    ANSWER: Yes, the Bridging Architect has conducted an informal review with DSA.

47.  QUESTION: Is there a priority in the district’s mind between aesthetics, program, and budget? What order of preference is there?
ANSWER: See Document 00 1119, paragraphs 4.03 and 5.02.

48. May the Design-Build Entity include, as part of its proposal, a bid amount from a pre-qualified mechanical or electrical contractor, listed on Document 00 4330 at the time of proposal, without future bidding of this scope of work?

ANSWER: See Document 00 4516, paragraph 1.03, regarding pre-qualification of electrical and mechanical subcontractors. Design-Build Entities are encouraged to pre-qualify several different electrical and mechanical subcontractors from which the Design-Build Entities may later solicit bids prior to the commencement of construction. Design-Build Entities shall not submit bid amounts from electrical and mechanical subcontractors with their Proposals.

49. May the Design-Build Entity include, as part of its proposal, a bid amount from any subcontractor, provided the subcontractors were pre-qualified in accordance with Article 7, listed on Document 00 4330 at the time of proposal, without future bidding of this scope of work?

ANSWER: See Document 00 4516, paragraph 1.03, regarding pre-qualification of electrical and mechanical subcontractors. Design-Build Entities are encouraged to pre-qualify several different electrical and mechanical subcontractors from which the Design-Build Entities may later solicit bids prior to the commencement of construction. Design-Build Entities shall not submit bid amounts from electrical and mechanical subcontractors with their Proposals.

50. Can we include design assist (as opposed to design build) subcontractor proposals in our bid amount?

ANSWER: This is a means and methods issue. The District has no response to this question.

51. Document 00 4516, Article 1.01G references a 78 page limit on the questionnaire response. If we include responses for the design builder, architect, structural engineer, MEP engineer, 3 electrical subcontractors and 3 mechanical subcontractors, the response will be in excess of the maximum allowable page limit. Please confirm page limitation.

ANSWER: The 78-page limit does not apply to financial statements, letters from sureties or Pre-Qualification Questionnaires for electrical and mechanical subcontractors.
52. Please confirm that you are requesting prequalification information on the following parties: design builder, architect, structural engineer, MEP engineer, 3 electrical subcontractors and 3 mechanical subcontractors.

ANSWER: Instructions for pre-qualification are set forth in Document 00 4513.

53. As the bridging documents are well defined/developed, can the Design Build Entity rely upon the accuracy of all information provided in the Bridging documents? (i.e. Does the District remain responsible for conflicts or errors within the bridging documents that will require a change or increase in the size, type, shape, height, or configuration of the facility in order to meet code or performance requirements?) Examples: Corridor widths, ADA clearances, beam depths, floor to ceiling heights, above ceiling clearances, equipment sizes/equipment power.

ANSWER: See Contract Document 00 1119, paragraph 2.07, Document 00 5200, paragraph 5.01, and Document 00 7253, Article 3.

54. Will the District be providing the Qualified DB Teams with the CADD/Revit files for use in preparation of design and bid documents?

ANSWER: The District will provide Revit files to Qualified DB Teams.

55. The Prequalification Questionnaire is due July 21st, but Document 1119 Section E.4 asks for the Prequalification Questionnaire to be included in the Proposal. Do you want us to resubmit the Questionnaire as part of the Proposal in addition to submitting it separately on July 21st?

ANSWER: Yes. See Document 00 1119, paragraph 3.01E regarding submission requirements for the Request for Proposals.

56. QUESTION: Per Article 8, Item 8.21: The question asks about Design Build projects that have been awarded LEED gold or better. We have several completed projects pursuing LEED Gold or higher but are awaiting formal award/certification from the USGBC. Are these projects acceptable examples for fulfilling Item 8.21?

ANSWER: No. Document 00 4513, Article 8, Questions 8.21-23 refer to Design-Build projects that have been awarded LEED gold or better.

57. QUESTION: What is the deadline for asking questions associated with the Proposal portion of the RFP?

ANSWER: See Document 00 1119, paragraph 2.03B regarding the deadline for submitting questions regarding the Request for Proposals.
58. QUESTION: Is it possible for the Proposal due date to remain at 9/8 in lieu of 9/6 (due to Labor Day weekend)?

ANSWER: Proposals must be submitted by September 8, 2011 in accordance with Document 00 1119, paragraph 1.01A.

59. QUESTION: Please confirm the due date for the Pre-Qualification Statements has been extended to July 27th as stated at the pre-proposal meeting.

ANSWER: All Pre-Qualification Questionnaires are due July 27, 2011.

60. QUESTION: After review of the Pre-Qualification Statements, will the District notify all pre-qualified firms as to who has been pre-qualified?

ANSWER: Yes. The District will notify all pre-qualified Contractors between August 10-12, 2011.

61. QUESTION: Will all prequalified teams who have submitted a proposal be shortlisted and also interviewed?

ANSWER: Not necessarily.

62. QUESTION: If the District plans to make a shortlist from the prequalified teams, once proposals are submitted, when do you plan to notify them?

ANSWER: The District will notify all pre-qualified Contractors who are selected for the short list between September 27-28, 2011.

63. QUESTION: What is the District’s schedule regarding the shortlisting of Contractors and interviews following shortlist notification?

ANSWER: The District will provide interview notifications to all pre-qualified Contractors who are shortlisted between September 27-28, 2011 and will conduct interviews between October 12-14, 2011.

64. QUESTION: Article 1, Paragraph 1.01.G limits the number of pages in the pre-qualification questionnaire to 78 pages. If we include Article 4 responses for our engineers and requested resumes, etc., can the District increase the number of pages to accommodate this information?

ANSWER: No. All Pre-Qualification Questionnaires must meet the 78-page limit.