Date: November 9, 2012

ADDENDUM No. 2
Bid No.: 12-13/04 Design-Build Construction Project
Buildings C&D Project at the College of Alameda

This Addendum modifies the original Bid Documents for the above Bid. Acknowledge receipt of this addendum in the space provided on the BID FORM when submitted. Failure to do so may subject Bidder to disqualification.

1. What is it you want us to do with the bridging documents?

The bridging drawings are intended to give each proposal candidate a clear understanding of what the District requires in this project. The bridging documents include outline specifications, suitable materials and finishes, site and functional adjacency relationship diagrams and descriptions, and performance specifications to establish the core values of the project. The design specifics are left to the innovative ability and imagination of the design-build team but the design itself shall address code and agency requirements. The District encourages proposal candidate to review the existing design and demonstrate their design ingenuity and innovation. Keep in mind that Phase I of the project focuses on providing classroom space, whereas Phase II will focus on the science building. The chiller plant and all required utilities with the capacity to accommodate 110,000 square feet must be included in Phase I. Design-build teams may also be asked to include placement, coordination, and functional adjacency relationships between the Phase I (classroom) and Phase II (science building) projects in their design.

2. Can you speak to the SLEBE qualifications?

It is the District’s policy to encourage greater availability, building capacity and contract participation by Small Local Emerging Business Enterprise (SLEBE) and Small Local Business Enterprise (SLBE) firms in District contracts. This policy is, in part, intended to further the District’s interest to stimulate economic development through the support and empowerment of the local community, ensure that it is neither an active nor passive participant in the marketplace discrimination, and promote equal opportunity for all segments of the contracting industry. In 2002, the District had set an SLEBE/SLBE participation goal of usage of 25% which is no longer relevant in today’s economy. Therefore the District encourages a local participation of about 40% SLEBE/SLBE. The District will collaborate with the selected design-build team to achieve an acceptable level of SLEBE participation.

3. What if a firm does not have a design-build team yet?
The District is seeking to review the qualifications of design-build teams that intend to submit proposals for this project. The District will not be able to review the proposals in Step 2 of any design-build team that has not previously submitted their qualifications as a part of Step 1. Design-build teams need not submit qualifications for any engineering subconsultants or subcontractors at this time.

4. Has the design been studied to make sure it meets budget expectations?

Yes.

5. Is it required to list sub-contractors in Phase I?

No. Design-build teams need not submit qualifications for any engineering subconsultants or subcontractors at this time.

6. Can you tell us what the construction dates will be for this project?

Exact dates are to be determined. The Design-build team should assume a minimum of nine months for construction documents, 5 months for DSA approval, and another 18 months for the actual construction.

7. Can you specify the budget and expectations of building size?

For Phase I, the construction budget is $31,000,000 and the District’s expectation regarding building size is 70,000 square feet.

8. What is the stipend amount?

A stipend will be provided to the short-listed teams not selected for the project. The amount has not been determined at this time. The final determination will be included in the RFP package (Step 3).

9. Since Steinberg created the documents have they been precluded from submitting proposals?

Yes. Education Code Section 17250.25(c)(2)(A) precludes any architectural or engineering firm or individual retained to assist in the development criteria from participating in the competition with design-build entities.

10. Will Steinberg’s subconsultants also be precluded?

Yes.

11. Does the budget include site development?

Site development must meet Americans with Disabilities Act (ADA) and Leadership in Energy and Environmental Design (LEED) requirements. Those requirements must be included in the proposal submitted in Step 2.

12. Is self-performed work allowed?
Yes, so long as the prime contractor is fully qualified to perform that portion of the work and possesses the appropriate licensing. The District encourages hiring outside and local vendors in order to stimulate the economy.

13. What are the criteria for evaluating pre-qualification questionnaire responses?

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.

14. What specifically is the process for selecting the design/build team?

The selection process will include the following:

- Step 1: Response to Pre-qualification Questionnaire
- Step 2: Response to Request for Proposal from pre-qualified teams
- Step 3: Interview and design review of short listed proposers

15. Will you provide the sign in sheets as an addendum?

Yes. The sign-in sheet from the mandatory meeting on October 24, 2012 has been posted at the following link: http://web.peralta.edu/purchasing/files/2012/06/Revised-Typed-Sign-in-Sheet-pdf.pdf

16. Who will do the work for Phase II?

The District procurement process will be competitive for both Phase I and Phase II. The work of Phase I will proceed according to the schedule set forth above. The work of Phase II will proceed through a competitive procurement process when funds become available.

17. Should our proposals include demolition of the existing buildings?

The scope for design-build proposals will be outlined in the District’s Request for Proposals issued as a part of Step 2. The District anticipates the scope of work will include demolition of existing buildings.

18. What percentage of the rating is the lump sum price?

As required by Education Code Section 17250.25, the District’s Request for Proposals issued as a part of Step 2 will identify and describe all significant factors and subfactors the District reasonably expects to consider in evaluating proposals, including cost or price.

19. Is Step 3 a best values selection?

The District’s Request for Proposals issued as a part of Step 2 will set forth the final selection procedure, i.e., either lowest responsible bid or best value. The District is looking for innovation and creativity from the design-build team.
20. Will the design-build teams meet with the stakeholders in Step 3?

   Yes.

21. Should our Step 2 proposal include the price of our design?

   Yes, price will be one of the factors utilized by the District in evaluating design-bid proposals.

22. How are we supposed to price our design in Step 2 when we aren’t expected to design until Step 3?

   Step 2 of the design-build process seeks your projected price for the design and construction you believe will be necessary to deliver your design approach and innovations, based on the bridging documents provided to you. The proposal process requires you to price the anticipated future work and deliver the best value to the District.

23. How many groups will you ultimately choose to design for you?

   Presently, the District anticipates moving forward with three or four teams in Step 3; however, this number is subject to change based on the District’s evaluation process.

24. How much do you like the esthetics of the C&D building as designed in the bridging documents?

   The District is satisfied that the bridging documents communicate the District’s performance specifications and establish the core values of the project. The design specifics require creativity an innovative approach of the design-build team. The District encourages proposal candidates to review the existing design and demonstrate their design ingenuity and innovative ability.

25. Do you want the entire $31 million spent on the building, or would you be interested in harvesting any savings we can include into our design.

   The District anticipates spending $31 million for the final design and construction of Phase 1 on this project. The District is looking forward to learning more about your team, your innovative ability, and any cost savings you many have to offer while satisfying the project program that will be presented in Step 2.

26. Will the meeting that we attend with the stakeholders be confidential?

   No. The District will have a public process when meeting with stakeholders.

   Any trade secrets or proprietary information presented will be kept confidential during Step 3.
   The fact of the meeting and its outcome will be subject to public disclosure.

27. Will the directions for Step 2 include cost breakdowns or percentage allotments for things like FF&E, facilities, and design?

   Thirty million dollars has been allocated for this project. Permanent fixtures are included in this bid. Moveable FF&E is not included.

28. What is the total area for the second portion of the building?
The total project programmed by Steinberg Architects calls for 110,000 square feet. The classroom phase (Phase I) calls for 70,000 square feet. The science phase (Phase II) calls for 40,000 square feet.

29. Should we include the chiller plant in Phase I design?

Yes.

30. Will architectural firms be able to answer “yes” to question 7.12 if they can submit letters from their insurance carriers stating the firm is qualified to purchase the $5 million aggregate professional liability coverage noted in 7.12?

No

31. This is a higher requirement than is normally required for projects of this size and scope. Most architects typically carry $1M/$2M or $2M/$2M in coverage for professional liability. Can the requirements be reduced to this level of coverage?

The District will accept $2M/$2M in coverage for professional liability.

All other terms and conditions of BID No. 12-13/04 Design-Build Construction Project Buildings C&D Project at the College of Alameda to remain the same.