ADDENDUM No. 3
Bid No.: 13-14/21 Design-Build Construction Project
Buildings C&D Project at the College of Alameda

This Addendum modifies the original Documents for the above Project. Acknowledge receipt of this addendum in the space provided on the BID FORM when submitting your bid. Failure to do so may subject Bidder to disqualification as non-responsive.

1. Question - We have a change in our design team. We understand that a statement and a revised pre-qual is to be included in the proposal submittal (sited under Article 3 – Content of Proposals, Item E, #5, on page 00 119-4), but want to check-in with District for approval to proceed with submittal if using a different design team.

Response - District will accept a change of architects or sub-consultants. Sub-consultants used in the bridging phase are not eligible to participate in the design-build phase. If the design-build team chooses to replace the architect, the new architect or sub-consultant must also meet all the pre-qualification requirements be met which were identified in the pre-qualification questionnaire Document 004516. A new pre-qualification questionnaire must be submitted immediately. The District will verify these pre-qualification conditions as soon as possible.

2. Question - Can you provide a procurement schedule

Response - A procurement schedule is not needed at this time. However in 2014-2015 Fiscal year (that begins July 1, 2014) the design-build team selected to undertake this project will have to have a schedule.

3. Question - Our team is concerned about any bidder’s ability to provide a design concept that is responsive in intent and function by 3/13. We anticipate that an additional (minimum) 2 weeks would allow for more responsive submissions.

Response - The District has extended the submittal date to April 14, 2014. Please review the following revised schedule:

April 14, 2014 Project Proposal must be submitted to the Purchasing Department on or before 11:00 a.m. on April 14, 2014.

April 15, 2014 – May 1, 2014 Proposal Submittals will be reviewed by the Project Steering Committee in accordance with the criteria described in the RFP.
May 5, 2014    Short List (Four teams)
May 6, 2014    Notifications
August 18, 2014    Final submittals due
September 9 – September 12, 2014    Interviews
September 23, 2014    Final recommendation presented by VC of General Services to present to the Chancellor and the Board of Trustees.
October 7, 2014    Request Project Approval at the next regular Board of Trustees Meeting

4. Question - Section 00 1119-2 (2.04) - Our analysis shows that the stated budget simply does not support the C&D design or program per the bridging documents. Providing a program and design concept that we feel can be delivered for not more than $30M will require significant substitutions per this section. We are concerned that the level of effort required cannot be accomplished in good faith by 3/13.

Response - The submission was extended to April 14, 2014. Proposals are now due on April 14, 2014 by 11:00 A.M. as determined by time and date stamp clock at the Purchasing Department. The District’s Purchasing Office is located at 501 5th Street, Oakland, California 94606.

The $30M budget is for a Phase I design-build project that provides offices and space for the Humanities programs described in the bridging documents. The Science programs will be addressed in the second phase of construction with a new budget.

5. Question - Section 00 1119-3 (3.01 E1) According to this section, an alternative design shall include drawings and outline specifications. Again, additional time will be required to provide a reasonable response.

Response - Review the new scheduled submittal dates.

6. Question - Section 00 1119-3 (4.03 B3) A conceptual design is not sufficient enough to perform a realistic life cycle cost analysis which we can guarantee.

Response - The life cycle cost analysis is not required at this stage. The final four selected vendors will be required to provide the District with life cycle cost and the Total Cost Ownership at the time of the final interview.
7. **Question - Section 00 5201 (1.02C)** References Merritt College Permit set of drawings as the minimum standards. Please explain further.

If your design-build team has any questions with regard to the District standards, reference the Merritt College Science and Allied Health Building permit drawings as a suitable standard. The Merritt College Permit set of drawings were fully vetted by District and were DSA approved.

8. **Question - Section 00 5201 (2.01A and 2.02)** - We are concerned that the stated budget of $30M simply does not support the specific items or prescriptive standards of the bridging documents.

**Response - See the response for question number #4.**

9. **Question - Does this project requires Fall Arrest System (or horizontal life line/ permanent safety protection like anchor points, steel cables system, guardrails) or Window Washing System (like davits, gantries, monorails etc.)?**

**Response – The construction design needs of the college requires an architectural structure that redefines a new character for the campus. Use your innovation to design a new structure that can be maintained with a lesser degree of difficulty.**

10. **Question - Will you also soliciting CM services to help the College in the administration of the Design / Build contract?**

**Yes. The selection of CM services will be separate process at a later date.**

11. **Question - What is the intent of the next submittal?**

**Response -The intent of the next submittal on April 14, 2014 is intended to allow design-build teams to present their project approach and ingenuity with regard to this project. This is an opportunity to express what is special about your team and why the District should choose our team to move forward. Include any visual media and sustainability that can best express how your team will improve the bridging documents design.**

The four highest scoring teams will be selected to move forward to the next level of evaluations.

12. **Question - The RFP on-line requests full pricing, in-depth design ideas, bonding, escrow fees, and additional items that seem more intended for a final submittal versus that to determine the four finalists.**

**Response -The District is not anticipating that level of detailed information for the next submittal due on April 14, 2014. However, on August 20, 2014 the four finalists that will participate in the design-build competition must submit all the requested information.**

13. **Question - The schedule presented in the Addendum does not give adequate time for a full design competition by the selected four teams nor does it make any reference to a stipend, which leads us to believe that this submittal is our only opportunity to present our ideas, costing and the likes and there will not be a design competition continuation.**

**Response -After April 14th, the four teams selected to continue and make a final presentation must submit pricing, in-depth design ideas, bonding, and escrow fees. The final four teams will be given ample time for the final presentation.**
14. **Question** - At the pre-bid meeting, Peralta stated that all firms will respond to the RFP, the submissions will be scored, interviews conducted and (4) teams will be shortlisted to participate in a round tow, d/b price and qualifications submission. Please confirm that there will be another shortlisting to (4) teams, and that those teams will participate/provide a lump sum, d/b proposal.

**Response** – The District will evaluate the submittals for round two. Four teams selected to continue.

15. **Question** - Due to the fact that a shortlisting of firms based on the proposals submitted, and the successful shortlisted firms will then proceed forward with round two, a D/B proposal, why is a bid bond required with the submission? It appears round two will include pricing with the shortlisted firms and that a bid security should be required then. Please confirm that a bid security is NOT required for this initial submission.

**Response** – There is no bid bond requirement for this round two.

16. **Question** - The response to the RFP due on 3/11/14 requires a lump sum general conditions and fee submission. Will the lump sum general conditions and fee figures that are submitted be automatically carried over to round two, which consists of a GMP d/b price? Please confirm that the shortlisted firms will be able to adjust their general conditions and fee figures based on the final d/b proposal they will provide in round two.

**Response** – The lump sum, general conditions and fee submission will be required in round three which is the final round. The design-build teams will be permitted to adjust their fee figures based for the final submission.

17. **Question** - Life Cycle costs are part of the scoring sheet. With this round not including a price component, will the life cycle costs be removed and scored in round two of the competition?

**Response** - The four final design-build teams must provide their Life cycle cost analysis as part of the final submission in round three.

18. **Question** - Notice to Bidders states the due date for the RFP is 4/28/14. The RFP, section 001119.1.01.A states the RFP is due on 3/11/14. Which date is the RFP due on?

**Response** - The due dates have changed. Refer to the revised schedule dates given in #3.

19. **Question** - RFP section 00 1119-6 Price states that 30 points will be awarded to contractors whose price does not exceed $30 Million. Above in section A, price maximum points is listed as 25 possible points. What is the correct point allocation for the pricing component?

**Response** - The maximum point for price is 25.
20. **Question - RFP 00 1119-7 states the SLBE and SELBE Program compliance is worth 10 points to the contractor that composes the most realistically achievable plan. Under evaluation factors the SLBE plan, the RFP states the SLBE plan is only worth up to 5 points. What is the correct point allocation for the SLBE Program compliance section?**

**Response -**SLBE and SELBE are worth 5 points

21. **Question - Please confirm that the only price that is due with the proposal is the items listed in 4200.1.01.B: such as design services, lump sum general conditions, profit, and mark up on sub bids.**

**Response -**The prices due in this proposal are the items listed in 4200.1.01.B. The contract shall not exceed the lump sum of $30M.

21. **Question - Please confirm that the 25 points available for the price component are based only on the ability of the contractor to deliver a project under $30mm and is NOT based on the design service, general conditions, profit and subcontractor mark-up figures that are being submitted.**

**Response -**This is a lump sum project and all services are included for $30M. Therefore present your best product and design for $30M that will include design service, general conditions, profit and subcontractor mark-up figures.

The maximum point for price is 25.

23. **Since we are not submitting a bid with our proposal, and Peralta is requiring a bid bond, what value is to be included in the bond?**

**Response -**A bid bond is not required at this time. A bid bond will be required in round three with the final submittals and presentation.

24. **Question - Please confirm that Item #3 in 004200.1.01.B is to be %’s and not lump sum values. The profit for a project is typically based on a percentage of the final cost.**

**Response -**Item #3 in 004200.1.01.B will remain a lump sum. The contract shall not exceed the lump sum of $30M.

25. **Question - Please confirm that Item #4 in 004200.1.01.B is to read “Subcontractor CHANGE ORDER and NOT Subcontractor bids”. If that is correct, please confirm that Item #3 in 004200.1.01.B is to be %’s and not lump sum values. The markup for subcontractors is typically based on a percentage of the cost of work.**

**Response -**Item #4 in 004200.1.01.B will remain a lump sum. The contract shall not exceed the lump sum of $30M.

26. **Question - Please add a line for preconstruction Lump Sum services to section 4200.1.01.B.2, for the period between award and groundbreaking.**

**Response -**Yes you may add a line for preconstruction cost. However the total amount cannot exceed $30M.
27. **Question** - Should the Insurance (Builders Risk and GL) be included in the fee or general conditions line item or is it considered cost of work?

   **Response** - The bond premium should be considered in general conditions.

28. **Question** - Should the bond premium be included in the fee or general conditions line item or is it considered cost of work?

   **Response** - The bond premium should be considered in general conditions.

29. **Question** - Paragraph 012000.1.02 references section 005210. Please provide 005210.

   **Response** - The reference to Document 00 5210 in Section 001 2000 is a typo. The cross-reference should be correspond to Document 00 5200 where details of lump sum cost are provided.

All other terms and conditions of RFP No. 13-14/21 Design-Build Construction Project Buildings C&D Project at the College of Alameda shall remain the same.