

ADDENDUM NO. 9

TO THE REQUEST FOR PROPOSAL PACKAGE FOR DESIGN-BUILD ENTITIES
FOR THE COUNTY OF SAN BERNARDINO
323 BUILDING ACQUISITION AND REMODEL PROJECT

AT
323 COURT STREET, SAN BERNARDINO, CALIFORNIA

The following changes and/or additions shall be made to the Request for Proposal Package. The Bidder shall acknowledge receipt of the addendum by emailing the Project Manager, Dorney.chamberlain@pmd.sbcounty.gov

Pre-Proposal Questions and Answers:

Q1: 5.1-2 Notes requirement for R-15 thermal insulation at interior walls. Please confirm that if the exterior walls are R-19 that thermally insulating the interior walls is not needed.

Answer: Provide minimum R-19 thermal insulation, or as required to meet CCB compliance, whichever is more restrictive at all exterior wall conditions. Provide R-15 insulation in all interior walls to provide sound attenuation.

Q2: General conditions sections 3.5.2 and 12.2.2 reference the warranty commencement period. Please confirm the one year warranty commences on Substantial Completion.

Answer: The warranty established in paragraph 3.5.2 of the General Conditions commences from the date of Final Completion of the Work. See paragraph 3.5.2.

Q3: The RFP requires proposer to include with their proposals a daily amount for compensable delays, not to exceed \$2,000 per day; however, there is not a place in the proposal package to include it. Please clarify where proposers are to include their amount for compensable delays.

Answer: A line item for compensable delays has been added to the Schedule of Proposal prices in the RFP Package. See updated Attachment #1 – Exhibit G-1.

Q4: Please clarify if compensable delays to include subcontractor costs.

Answer: Yes, subcontractor delay cost should be factored into the daily amount requested for compensable delays.”

Q5: RFP section 3.04 and General conditions section 8.5 defines liquidated damages. Please clarify if there is a limit or cap to liquidated damages.

Answer: The Contract Documents do not contemplate a limit or cap on liquidated damages

Q6: A waiver of consequential damages is not addressed in the RFP nor the general conditions. Please clarify if it is acceptable to add a mutual waiver of consequential damages.

Answer: Consequential damages are addressed in the RFP section 4.04(b)(3) and General Conditions paragraphs 3.12.2, 3.18.2(3), 4.3.7.4, and 7.2.2. A mutual waiver of consequential damages is not acceptable.

Q7: Please confirm that the industrial hygienist will be provided by the owner.

Answer: County will provide abatement monitoring and air clearance testing. Contractor shall be responsible for coordination and timely notification.

Q8: The RFP notes requirements for AV in conference rooms. Please confirm if the requirement is for a turnkey system or infrastructure only.

Answer: The requirement is for infrastructure only.

Q9: The RFP notes requirements for a PA system in Exhibit @ part 2 (Page 15-94). Please confirm if a turnkey system is to be provided or infrastructure only.

Answer: Any required annunciation would be via fire alarm system. Delete from scope PA system.

Q10: The Plumbing basis of design included in the RFP includes description of manual vs sensor operated flush valves for closets and urinals in regard to student and faculty areas. Please confirm the requirement for this building is to have hard-wired sensor operated fixtures for all faucets, urinals, and water closets.

Answer: The requirements for this building is to have hard-wired sensor operated fixtures for all faucets, urinals and water closets. Disregard language associated with "student and faculty".

Q11: The RFP section 2.05 Proposal Requirements section K request catalog cut sheets of all products to be furnished and have aesthetic or functional qualities and list several examples of what is to be included. Please clarify if items such as door hardware, toilet partitions and accessories, fire alarm/security systems, phone and data cabling, etc. are to be included.

Answer: Yes to all of the above. Additionally, provide cut sheets for primary systems, MEP, plumbing fixtures, all exterior building materials and systems, ceiling systems, flooring systems, doors and frames, door hardware, glazed systems. The requirement is not limited to these items.

Q12: There are key factors that have impacted the RFP schedule for the 323 Court Project, including programmatic updates that were released by the County on August 1, (Addendum 4), as well as the optional Schematic Meeting scheduled more than 2 weeks after the original final Schematic Meeting (#2). As a result, teams have received significant design input from the County later into the design-build competition process than originally anticipated. If possible, we would like to request that the County extend the schedule for the RFP deadline by 2 weeks from (September 18, 2019 to October 2,) to allow teams to thoroughly complete design and estimating, and submit more responsive proposals. Please confirm.

Answer: Refer to Addendum #8

Q13: The maximum allowable design and construction cost (MADCC) for the project is listed as \$25,700,000 under item "B. Budget" on Page 2 of the RFP. Item "C. Concrete Repair Allowance" states that \$300,000 should be added to the base bid (this also appears in Exhibit G-Proposal Packet).

In order to avoid receiving point deductions for design-builder's "Total Base Proposal Price," can the County provide clarify on whether this \$300,000 can be added to the "Base Proposal – Construction" price of \$25,700,000, for a "Total Base Proposal Price" \$26,000,000, or is the MADCC of \$25,700,000 inclusive of the \$300,000, meaning the maximum "Base Proposal – Construction" price is \$25,400,000?

Answer: The MADCC is \$25,700,000. The "Base Proposal – Construction" line item on the Bid Form represents the MADCC of \$25,700,000. See Exhibit G-1 "Schedule of Proposal Prices" in the RFP Package, all proposals will be evaluated on the MADCC.

Q13: According to Section C, page 63 of Exhibit E, it is recommended that VAC boxes with reheat coils be installed to provide sufficient cooling/heating zone control. Per the Mechanical Zoning Plan, section 6.6 page 174 of the same file, the "X" areas appear to indicate (1) one zone/thermostat for (2) two exterior offices, typically. We have not been able to locate anything written in the RFP that limits a certain number of offices to each zone/thermostat. If the system used in the proposed design solution is able to typically accommodate 3-5 offices on one zone/thermostat and deliver high quality performance, is this acceptable? All rooms in this condition would have the same exposure, same number of people and same room activity.

Answer: Yes, this is acceptable.

Q14: Please advise if Fire Flow Tests are available for the site or surrounding water mains.

Answer: See Attachment #2 - Fire Flow Report and Will Serve Letter for 323 Court Street.



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NOT FOR BID