

July 11, 2022

SOLICITATION ADDENDUM NO. 2
RFP 22-0003
CM/GC – Beaverton High School Replacement

THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:

This Addendum modifies the Request for Proposal (RFP) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the RFP document. Proposer(s) must be responsive to any requirements of this Addendum as if the requirements were set forth in the RFP. Failure to do so may result in Proposal rejection. See the RFP regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Proposer Certification form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your offer.

The closing date REMAINS UNCHANGED:
July 20, 2022 at 2:00 PM Pacific Time

QUESTIONS/CLARIFICATIONS-

- QUESTION:** There are several items that are identified within the Attachment H Cost for General Conditions Work Matrix which are normally project logistics/direct cost of work type costs and/or subcontracted costs which can vary substantially depending on the final schedule, subcontractor, phasing and design of the project. Is it the intention that the General Conditions estimate include only the anticipated CMGC Project Staffing and Labor and Jobsite Office and Expenses required to manage the project, or also to include these variable subcontracted costs. Below are a few examples:
- a. Right of way/closure permits, temporary facilities and utility expenses, air and water balancing, layout and surveying, public and private locates, construction auditing, facility training, security, traffic control and flagging, barricades and lights, opening protection, dust control, erosion control, parking/shuttles, manlift, manlift operator, trash chute, dump permits/fees, transportation, handling, conveyance and freight, equipment and rentals and maintenance, cranes, forklifts, clean up.
- ANSWER:** It is the intent of Attachment H to describe all General Conditions which will be part of the GMP. Proposers shall provide an estimate for all General Conditions as described in Attachment H however this will not be scored in the "Fees and Compensation" section but rather in the "CM/GC and VE Experience and Plan" section. Please organize your proposal accordingly. See revision below.
- QUESTION:** Item 7.b.ii of the detailed proposal content requirements notes to "Please refine this (fee) by defining personnel time included as cost of work and/or included within the fee, in alignment with Attachment H." Please confirm that this means the fee shall include the project staffing/labor according to Attachment H, not that the CMGC may define personnel time differently than Attachment H?
- ANSWER:** Fee should include items as identified in Attachment H. We are looking for definition of who is working/operating in described positions in Attachment H and how many hours you have budgeted for them. For example, who is operating as your Project Executive and how many hours do they have in the project VS who is your Project Manager and how many hours do they have. Note that the Project Executive is part of the fee, and the Project Manager is part of General Conditions.
- QUESTION:** On the Proposer Responsibility Form the 3rd page asks for the "largest similar DB jobs you have completed in the last ten years." Do you want Design Build projects or CM/GC projects?
- ANSWER:** Please provide your "largest similar CM/GC jobs you have completed in the last ten years."

QUESTION: What is the page size limit for the (16) digital pages, i.e 11x17?

ANSWER: **The page limit is 16 digital, 8.5 x 11.5 standard size pages.**

QUESTION: What is the email attachment size limit for the final submission?

ANSWER: **Attachment should be less than 25MB. Our server will reject emails larger than 25MB.**

QUESTION: Attachment D Current Contracts - Are these intended to be the 4 largest current contracts only?

ANSWER: **Correct**

QUESTION: Section III.17.a.iii.A Mentions the District can reject proposals if the CM/GC has not been prequalified under the "District required mandatory prequalification". Is this a requirement for this project? Does attending the Mandatory Pre-Proposal satisfy this requirement?

ANSWER: **Attending the Mandatory Pre-Proposal satisfies this requirement.**

QUESTION: Is it the desire of the District to save the historic trees mentioned in Conceptual Plan Due Diligence Report that are adjacent to the Merle Davies Building? In the narrative it sound like they will be saved, but the conceptual plan view appears to have them removed.

ANSWER: **Further study and design will be required to determine weather the trees can be saved or not. It would be nice to save the trees but yes, the current design does not have them.**

QUESTION: Can an Offering Firm submit a proposal with a partner if a representative of the partner did not sign-in at the mandatory pre-proposal conference? Can an Offering Firm submit as a Joint Venture if the representative who signed-in did not list the name of the Joint Venture? If yes, are both companies represented in the Joint Venture required to have signed into the mandatory pre-proposal conference?

ANSWER: **Yes, provided that the offering firm met the requirements of the solicitation for the mandatory attendance at the pre-proposal conference and is a primary partner in the Joint Venture.**

QUESTION: Attachment H shows several items that are typical cost of work items that are listed as NO FEE. Is this your intention to break these out without fee?

- a. Item 12 – Working foreman for direct cost of the work- Does mean all foreman (including subcontractor foreman) on the project will be applied with no fee?
- b. Item 23- Detailer for Direct Cost of work- Does mean all Detailers (including subcontractor detailers) on the project will be applied with no fee?
- c. Item 32- Subcontracts associated with Direct Cost of Work- Does mean all Subcontracts on the project will be applied with no fee?
- d. Items 56 through 60, and 64- All Bonds and Permits- Does mean all Bonds and Permits on the project will be applied with no fee?
- e. Items 136 and 137- Material and Equipment Cost- Does mean all Material and Equipment cost on the project will be applied with no fee?

ANSWER: **The intent of this column is clarified cost of work vs general condition vs CM/GC Fee. Fee shall not be applied to any bonds, permits or insurance. Fee can be applied to labor (that is part of the cost of work), materials, and equipment in accordance with contract terms.**

End of Addendum

SECTION V- RESPONSE AND EVALUATION- *Revision 7.11.22*

6. **CM/GC and Value Engineering experience and plan**

- a. Describe your firm's methodology and experience with Value Engineering (VE) including particularly successful experience and/or unique services in this area. The best responses will include examples from the projects described in the Experience section or projects in which staff members proposed for this project played a significant role.
- b. Describe your firm's history working within a Target Value Design (TVD) approach. Outline a plan for performing VE and cost estimates at specific milestones within this TVD paradigm on the Beaverton High School Replacement. Describe primary staff members roles and what positive outcomes they achieved.
- c. Describe your firm's job costing procedure and how you will keep the District apprised of project costs.
- d. Describe your firm's process for managing change orders, contingencies, allowances and their usage, and claims, including efforts to minimize them.
- e. Describe any unique or specific methodologies your firm utilizes to ensure that the GMP established for this project remains within the overall project construction Maximum Allowable Construction Cost (MACC) of \$210,800,000.
- f. ***Please refer to ATTACHMENT H as the basis for determining items included in General Conditions and CM/GC fee.***
 - i. ***Based on a construction cost of \$210M, provide an estimated cost of total General Conditions and complete a schedule of values for those General Conditions.***
 - ii. ***Provide your fee, as a percentage of the Guaranteed Maximum Price, for which your firm would contract to perform this project. Please refine this by defining personnel time included as cost-of-work and/or included within the fee, in alignment with ATTACHMENT H.***

7. **Fees and Compensation**

- a. Provide a not-to-exceed cost for Preconstruction services. Refer to the sample contract for guidelines and related attachments on items permitted within the Phase 1 fee.
- b. Fees will be evaluated by summing the preconstruction services not-to-exceed cost and fee applied to \$210M. The lowest sum will be awarded full points for this section, each subsequent proposal will be awarded a portion of the points possible based on their ratio to the lowest proposal.