

AUSD Responses to RFQ questions 4/7/23

QUESTION:

1. Will the new classrooms be stick-built or is permanent modular under consideration?

ANSWER:

The district will not be using modular buildings in Measure B.

QUESTION:

2. What architects is Alameda working with?

ANSWER:

The district's Measure B Master Architect is Quattrocchi Kwok Architects (QKA).

QUESTION:

3. In the Prequalification Questionnaire 2023, Question #1 of Essential Criteria (Pass/Fail Questions) refers to the "Contractor Project References" section, which is not included. Is this question deferred to the SOQ submittal under Section 3.4 Past Project section?

ANSWER:

The Contractor Project References section can be found on our website under Construction > Measure B or at [this link](#).

QUESTION:

4. Would you like the prequalification sent to you via email or hardcopy (or both)? Also, please let me know if you require more than 1 copy of the prequalification and attachments.

ANSWER:

Please send four (4) hard copies of the Prequalification documents with a digital copy on a thumb drive sent via overnight or U.S. mail to:

*Alameda Unified School District
Attn: Robbie Lyng
Sr. Director of Construction
2060 Challenger Drive
Alameda, California 94501*

QUESTION:

5. Since this RFP isn't due Wed 5/10/23, could you possibly extend the RFI deadline to mid-April (suggested - Wed 4/19/23 – 3 weeks prior)?

ANSWER:

No, the due date for questions has passed and we cannot extend it at this time.

QUESTION:

6. Could you let us know the approx. \$ estimate and schedule dates for each project included in this pool?

ANSWER:

The information regarding project estimates can be found on our website under Construction > Measure B > Board Presentations 2022.

QUESTION:

7. Since there are multiple projects as part of this RFP and since builder's risk insurance quotes are project specific and determined based on each project's \$ estimate, square footage, framing type(s) and schedule dates – could you remove the requirement to include Builders Risk in our Compensation % for Bonds & Insurance and instead request builders risk quotes at time of GMP for each project?

ANSWER:

All information regarding insurance is on the RFQ. We are not sending out an RFP at this time.

QUESTION:

8. Please specify the % you will be withholding for lease payments. The General Construction Provisions and RFP only state that it will be no more than 5%.

ANSWER:

In the RFQ it states no more than 5%.

QUESTION:

9. The page count is specified as 50 max. inclusive of all documents. We have submitted RFP's to other district's utilizing this same RFP format / required attachments, and the page count has been 75 max. Could you increase the page count maximum for this RFP to 70-75 pages?

ANSWER:

75 pages maximum is fine.

QUESTION:

10. Please provide the PLA Agreement noted in the Facilities Lease in the following section or provide the most current PLA if the one noted in this section is not current: "2.13. Exhibit M: Project Labor Agreement between the District and the Alameda County Building and Construction Trades Council dated February 9, 2017."

ANSWER:

Amendment No. 1 to Alameda Unified School District Project Labor Agreement is attached.

QUESTION:

11. I would like to get clarification on whether or not the Measure B projects as listed will continue to be part of the PLA or will they be separate from that.
All documents of the PLA refer to Measure I only.

ANSWER:

Amendment No. 1 to Alameda Unified School District Project Labor Agreement which includes Measure B is attached.

QUESTION:

12. Once you have an approved pool of General Contractors, will you interview for each project to determine who will be awarded each project – or will you assign a GC to a project?

ANSWER:

The District sends out a Request for Proposals for individual or groups of projects to the approved pool of contractors.