



Tamalpais Union High School District Redwood HS Fine Arts, Student Commons & Dining Building Replacement Project - RFQP #94

LLB – Addendum No. 01

December 22, 2023

Owner:

Tamalpais Union High School District
395 Doherty Drive
Larkspur, CA 94939

To: Prospective Consultants

The following changes, modifications and additions to the Request for Qualification/Proposals described below are made a part thereof and are subject to all of the requirements thereof as if originally specified. The submitter must acknowledge receipt of the Addendum when submitting their RFQP LLB; failure to do so may subject the submitter to disqualification.

Addendum Acknowledgement

Signature

This Addendum consists of Seven (7) pages including attachment.

621 W Spain Street • Sonoma, CA 95476
707-933-0624 • Fax 707-996-8390

Addendum No. 01

Response to Questions:

Question #1 -Is this project part of a Project Labor Agreement? States it in the Facilities Lease and references Appendix H which is not included. And in the Skilled and Trained section it states providing evidence that Developer and its subcontractors have agreed and bound to a PLA.

Response: The project is not subject to a Project Labor Agreement.

Question #2 - Under the RFP section VI (Submittal Format), C, 6, tab 6 shall be revised as follows:

Response: Description of the Respondent's experience with respect to the areas of public schools or similar construction over the past five (5) years. Specifically, please provide a list of completed or ongoing projects the Respondent has been involved with for the past ten (10) years where the total project contracts exceeded fifteen million (\$15,000,000) per project Within that list.

Question #3 – Would it be possible to get a copy of the pre-proposal meeting presentation?

Response: The presentation has been added to the Dropbox link for the RFP support documents.

Question #4 - Section 4.b, states “Identify up to three (3) persons who will be primarily responsible for working with the District and their respective roles and responsibilities, including Superintendent and Foreman.”

- Please confirm that both the Superintendent and Foreman should be included in the General Conditions. **Response:** Please see appendix C-3 for allowable general conditions costs.
- Please confirm that of the three team members both the Superintendent and Foreman should be listed and required to attend the interview. **Response:** Interviews will be scheduled with selected firms at a later date. If your firm moves on to the interview stage, we ask that the proposed superintendent(s) attend the interview. It is up to the discretion of the firm being interviewed as to whether the foreman attends as well.

Question #5 - On page 4 of the RFP, it says that Modular Building Construction does not apply to the services required for this project, but then Tab 6, item d asks for our experience with Modular construction and item k asks for the % of hard costs associated with prefab/modular elements of past projects. If this project will not have any modular construction, can these items be deleted from the RFP response?

Response: Please disregard item d, there is no modular construction planned for this project beyond portables for temporary housing.

Question #6 – Could you please clarify what information we should provide for this item? Since we’re already listing similar projects, I’m not sure what this is referring to. This was recently asked on a similar RFP and was later removed via addendum. Tab 6 – Prior Relevant Experience. For the projects listed, above, be sure to also include the following information:

Response: j. Include examples of other similar project assignments on the part of the Respondent.

Question #7 – Tab 8, Paragraph 1, states that the respondent’s proposed construction contingency will be used in the evaluation of the pricing. The project contingency is typically included in the contractor’s GMP but owned by the District with all unused funds being returned back to the District. Therefore the

proposed contingency is arbitrary. Please clarify intent of the contingency, consider eliminating this requirement and/or set a standardized percentage for all respondents.

Response: Please include a proposed contingency. The proposed contingency number will not be used to evaluate overall pricing comparison at this stage of the RFQP. An actual contingency will be negotiated between the District and selected contractor during the GMP contract negotiations.

Question #8 – Please clarify if Earthquake, Flood and Sonic Disturbance Insurance is required on this project.

Response: Please refer to section 15 of the facilities lease document for insurance requirements.

Question #9 – Section 15.1.5 of the facilities lease notes earthquake and flood coverage is required on the Builder's Risk policy. Several other districts have chosen to omit due to the high cost of those policies. Cost would be especially high on Redwood due to the location of the sites within a flood zone. Please advise if we should include earthquake and flood coverage in Builders Risk rate.

Response: Please provide coverage as noted in the RFP documents.

Question #10 – Section 15.1.6 of the facilities lease notes pollution insurance is required. Please advise if the District would like to see a separate rate for that coverage.

Response: A separate rate is not required, however the proposers can choose to list it separately if that is your preference.

Question #11 – Please advise if general conditions should be presented by a monthly cost or overall total based on the anticipated project schedules.

Response: These can be presented either as a monthly cost or total cost across the duration of the project schedule.

Question #12 – Please advise if fee, insurance, bond, contractors' contingency is to be presented as a percentage or overall total based on anticipated project budget.

Response: These fees should be expressed as a percentage of direct costs.

Question #13 – Please advise if a pricing form will be made available.

Response: A pricing form is not being provided.

Question #14 – A. Regarding Redwood High School, can you clarify what part of the new buildings is type II-B and type V-B construction? This can greatly affect builders risk insurance rates.

Response: Buildings H and J: V-B only
Building K will be V-B for the low volume space (kitchen, service, and restrooms) and II-B for the Dining space.

B. Regarding Tamalpais High School, is a code analysis available detailing building square footage and construction types? This was available on the Redwood High School documents and is helpful for obtaining Builder's Risk insurance quotes. If not available, please confirm construction type and square footage of each building.

Response: Bldg. M: Construction type: II-B, Area (SF): 7,443 sf
Bldg N: Construction type: II-A, Area (SF): 29,113 sf
Bldg S: Construction type: II-B, Area (SF): 4,765 sf
Bridge: Construction type: II-B, Area (SF): 828 sf

Question #15 – Pg. 8, Section A states: “Submittal Format - *Electronic Submission Via Email. No Hard Copies Required.” However, the paragraph below indicates “Five (5) bound copies, one (1) unbound copy” are required. Please confirm electronic submission via email – no hard copies are required.

Response: **Confirmed. No hard copy submissions are required.**

Question #16 – Pg. 16, “Best Value Evaluation” notes “Safety” as a criteria item. However, Section C, Contents, does not indicate what safety record information is required. Please confirm providing EMR record for past 3 years meets “Safety” evaluation criteria.

Response: **This would be acceptable.**

Question #17 – The format states that each submittal shall not contain more than thirty (30) pages. We have submitted in this particular format before for other districts and have found that all the required pages to be submitted are more than 30 pages – even excluding the documents mentioned on page 8 of the RFP. We request revising this to 50-60 pages to allow for project information sheets, appropriate narrative responses, resume options, etc. (and continuing to exclude the pages you noted) or allowing us to add some of the required documents in an appendix which would not to be included in the page count.

Response: **Please keep to 50 pages maximum.**

Question #18 – Section VI B General Overview on Page 8 of 18. “Submittals shall describe in detail the Respondent’s methods and plan for carrying out the project. Included in this information must be a description of construction scheduling, staging, and logistics based on timelines and information provided by the District in this RFQ/P and the mandatory informational meeting.” Are you requiring a schedule and staging/logistics plan to be provided with our RFP in Tab 5 Methods & Strategic Plan?

Response: **No.**

Question #19 – Tab 6 Prior Relevant Experience: The District is asking us to provide a list of completed or ongoing projects we’ve been involved with for the past five (5) years where the total project contracts exceeded \$50M. Would the district consider projects of \$30M-\$48M+ if they involve K-12 schools, lease-leaseback delivery method, and/or similar scope?

Response: **This requirement is being reduced to contracts that exceed \$20M per this addendum.**

Question #20 – Tab 6 Prior Relevant Experience – Items d & k: Items d & k reference modular construction or prefabricated work. Is there any modular or prefab work in this project? If not, do you need this information from our past projects?

Response: **There is no modular construction included in this project. This information can be omitted.**

Question #21 – Tab 8 Pricing & Contingency (4) bonds and insurance percentage: A. Could you provide a form showing the format of this section that you prefer? Then all GCs will present it the same way.

Response: **A form will not be provided as part of this RFQP.**

B. Earthquake and Flood coverages are noted as required in the Builders Risk Insurance Section of the Facilities Lease. Please confirm that is correct, and that it isn’t just boilerplate language.

Response: **Correct, please include as required by the RFQP.**

Question #22 – In order to provide a quote for builders’ risk and earthquake/flood, we will need the estimated cost of work per building and the framing types & percentages of each building to be worked on: K (Dining), J (Arts & Ceramics), H (Music), and (D Student Commons).

Note that the plans provided indicate Wood/Metal Stud framing – please let us know if each building will be 100% wood framing or 100% structural steel framing, or the percentage of each if mixed. The framing type as you may know, affects the price of BR and EQ/FL insurance so we all need to know exactly what type(s) and %’s of framing on which to base our quotes so we all quote apples to apples.

Response: Please refer to Question response #14.

Question #23 – Since builders’ risk and earthquake/flood insurance are based on specific project/site information and fluctuate, we request that you instruct all GCs to break them out from the general insurance % and quote them separately in dollars, not percentages. This is a more accurate way to quote both and will enable the District to compare apples to apples in regard to these specific coverages.

Response: Please present this information as requested in the RFQP.

Question #24 – Please note that in the current insurance industry climate, no insurance carrier will honor a quote for builders’ risk or earthquake/flood given in December 2023 for a project starting in June of 2024 or later. It will almost certainly increase. With this being the case and if awarded the project, we request the ability to requote these coverages at time of bid to subcontractors/GMP to accurately capture the cost for the District (increase or decrease).

Response: Please provide coverages as requested.

Question #25 – Would you please provide the sign in sheet from the mandatory info meeting on 12/5?

Response: Included in this addendum.

End of Addendum

TAMALPAIS UNION HIGH SCHOOL DISTRICT
 CONTRACTOR LEASE LEASE BACK - PREPROPOSAL MEETING SIGN IN
 TAMALPAIS HS STEAM BUILDING PROJECT AND REDWOOD HS FASCD BUILDING REPLACEMENT PROJECT
 TUESDAY, DECEMBER 5, 2023 10:00 am

Company/Firm Name	Attendee Name	Email Address (for RFP correspondence)	Phone Number
LATHROP CONSTRUCTION	MATT O'BRIEN	MARIA.GAUGANE LATHROPCONSTRUCTION.COM	707 746 8000
LACCI INC.	MICHAEL GENTRY	BRANDON@lacciinc.com	707-545-2134
BHM Construction INC	Tony Franceschini	tonyf@bhmconstruction.com	415-720-6748
GMH Builders Inc	Jonathan Kiefer	Dalia@GMHBuild.com Jonathan@GMHBuild.com	707-757-5050 ~~707-787-5372~~
Roban Builders	Lucas Johnson	bids@robanbuilders.com	650-508-1700
ALTEN CONSTRUCTION	KARIN ROMEO	bids@altenconstruction.com	(510) 234-4200
Wright Contracting	Kob Weaver	rweaver@wrightcontracting.com	707-291-4870
CAHILL	NICK MISAKIAN	nmisakian@cahill-sf.com	(415) 328-5321
Blach Construction	Rey Flores	rey.flores@blach.com	(408) 869-8391

TAMALPAIS UNION HIGH SCHOOL DISTRICT
CONTRACTOR LEASE LEASE BACK - PREPROPOSAL MEETING SIGN IN
TAMALPAIS HS STEAM BUILDING PROJECT AND REDWOOD HS FASCD BUILDING REPLACEMENT PROJECT
TUESDAY, DECEMBER 5, 2023 10:00 am

Company/Firm Name	Attendee Name	Email Address (for RFP correspondence)	Phone Number
Overaa	Mike Conrad	Martha c @overaa.com mike c @overaa.com	510 234 0926
" "	Rick Moore	rickm@overaa.com	925 519-0282
SWINERTON	DAVID GREEN	dgreen@SWINERTON. com	415-720-1779
Roebbel Contracting Inc	Steve Rickenbacher	Staverr@ Roebbel.com	650-454 454 7893
Wright Contracting	Lisa Freedman	~~W~~ LFreedman@wrightcontracting.com	707-528-1172
Blach Construction	Kim Scott	Kim.scott@blach.com Kristen.mclean@blach.com	510 919 3393
Turner Construction	James Taheny	jtaheny@tcco.com	510.368. 2400