

ADDENDUM NO. 3

(Issued December 9, 2024)

Request for Qualifications and Proposals for Lease Leaseback Services Interim Housing and Modernization Project for Garfield Elementary School Project No. 22102

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the proposal documents for the project and shall be made a part thereof and subject to all the requirements thereof, as if originally specified and/or shown;

Question #1

Question- looking at the Exhibit B Fee proposal where it is asking for Firms Hypothetical direct project costs. I am assuming this is asking for a ROM on costs from each GC, which is fine, albeit not super accurate with the documents we have and no sub bids. However, this hypothetical cost is used to calculate Fee, bonds and insurance costs for a Total "Price Proposal", which is then scored as part of the LLB scoring.

So, if we say \$44M and another contractor says \$30M and their OH&P, insurance, and bonds fees are significantly lower and then that firm scores higher on the pricing proposal section, what are the ramifications to the GC, when they come back to the district down the road during the GMP phase and are at \$44M but obtained the project originally in part because they had the best pricing due to their unobtainable original hypothetical cost?

For an even playing field, seems everyone should be basing their OH&P, bonds, and insurance %'s to a set price that everyone uses, such as the districts \$44M budget?

District Response #1

In order to evaluate proposed Fee Proposals on a comparable basis, the District is setting the Direct Costs (Firm's Hypothetical) at \$37.0M.

Question #2

Page 9, Item 13.8.3 – the link to the full version of OUSD's L/SL/SLRBE Program has an error and doesn't take you to the document. Could you please provide the updated program document?

District Response #2

The link appears to work. Otherwise, go to the District website: ousd.org

Question #3

We've requested access to the 13.3.5 current District Standards and 13.5 Site & Facilities Lease Agreements links. We'll need to extract the insurance requirements to request pricing from our insurance agent this week.

District Response #3

The following is an alternate link to the reference documents:

<https://drive.google.com/drive/folders/0APnIjL-kwrF0Uk9PVA>

Access will be granted upon request.

Question #4

We are familiar with this RFQ/P format and ask if you would you please increase the page count to 35 and exclude the price proposal form, and any schedule or site logistics plan from the page count?

District Response #4

The page count will not be increased but the documents mentioned in the question may be placed in an Appendix with their locations referenced in the main body of the proposal.

Question #5

Please let us know as soon as possible if the interim housing scope is part of this project (i.e. portables, foundations, and utilities)? The documents/drawings are very gray in regards to the extent of the Interim Housing scope.

District Response #5

Interim housing is part of the Project Scope except for the leasing of the portables (see District Response #8). All site preparation work (including but not limited to grading and providing the base layer for the portables, utilities, and asphalt walkway between portables) and final utility connections will be part the LLB General Contractor scope.

Question #6

What is the “Firms Hypothetical” in Exhibit B, Section B – Direct Costs?

District Response #6

See District Response #1.

Question #7

Should we add our Preconstruction Services Fee in Exhibit B, Section A or do we keep “Not to Exceed \$100,000” and just include hourly rates?

District Response #7

The request is to provide only personnel title and hourly rate(s).

Question #8

Please confirm the interim classrooms will be provided by OUSD with a contract between OUSD and the modular vendor.

District Response #8

The interim housing for classroom, administrative and restroom portables will be provided for the Project under a lease agreement between the District and a portable vendor. The dining portables which are owned by the District will be moved from another school site under a

separate contract. See District Response #5 for the LLB General Contractor's scope of work.

Question #9

If the modular classrooms are provided by a contract between OUSD and a Modular vendor, will the contractors builders risk policy be required to cover this work? This may be covered by OUSDs property insurance which can then reduce the cost of the projects insurance.

District Response #9

The portables themselves would be excluded from the Builder's Risk Policy as they would be leased by the District. However, all improvements to the site and to the portables by the LLB General Contractor shall be covered under the Builder's Risk Policy.

Question #10

Will the project be permitted and priced in two increments? One for the interim housing and one for the renovation?

District Response #10

Yes. Two separate applications will be submitted to DSA. Projected submittal for the Interim Housing documents will be in late April 2025 with DSA approval expected by mid-October 2025. The Modernization documents are projected to be submitted in late July 2025 with DSA approval expected by early February 2026. Therefore, separate pricing will be required based on the approved DSA documents.

Question #11

Please provide a schedule of design deliverables (i.e. DD, CD, DSA Intake, Anticipated DSA Approval).

District Response #11

See District Response #10. Design Development documents for the Interim Housing is projected to be completed by early February 2025 and early March 2025 completion for the Modernization Project.

Question #12

Reference Exhibit B 'Fee Proposal'.

12a. Please confirm 'Contractor's Price Proposal' line should equal \$44M and line B.

'Direct Costs' will be calculated as follows:

$$B = \$44,000,000 - (A + C + D.1 + E.1)$$

12b. Please confirm the contractor with the highest 'Direct Costs' will be awarded the 20 point maximum price proposal points.

District Response #12

12a. See District Response #1. Based on the District setting the hypothetical cost at \$37.0M, the Contractor's Price Proposal would vary accordingly. Preconstruction Services Fee would be excluded in the price proposal calculation (see District Response #7).

12b. No. The scoring will be based on Contractor's Price Proposal (i.e., B + C + D1 + E1).

Question #13

Looking at Exhibit A of the RFQ and specifically the scope of work, the Interim Housing buildings appear not to be included in this contract. Just sitework and utility connections? Is that correct? Just want to verify since the RFQ/P is for "Interim Housing and Modernization Project".

District Response #13

See District Responses #5, #8 and #10.

Question #14

Looking at the L layout drawings, there is a 80x36 area for Kaboom Play area. Kaboom is non-profit organization that usually works direct with owners for projects like this. Will that be the case for this job? Is this just an area set aside for that or will this LLB contract have any scope include for this?

District Response #14

Construction of the Kaboom play area project will be under a separate contract with the District. The LLB General Contractor will be required to coordinate use of the site with the other contractor during construction. Both contractors will be required to consult with the school site principal to minimize disruptions to school instruction and activities.

Question #15

For Fencing, appears existing site has CL fencing currently but landscape materials sheet is showing new perimeter 10' fencing. Is it the plan to replace all the existing fencing?

District Response #15

The majority of the existing fencing will remain. The scope of work for new fencing will only be for upgrades required for code compliance. This scope will be developed further during the Design Development Phase.

Question #16

Landscape Material sheet shows two play structures. I am only finding the 5-12 on the layout plan?

District Response #16

Playground structure for 2-5 will be located at the Kindergarten and TK space shown on Sheet L2.02. This will be developed further during the Design Development Phase.

**RECEIPT OF THIS ADDENDUM (AS WELL AS PREVIOUSLY ISSUED ADDENDA) MUST BE
ACKNOWLEDGED IN THE PROPOSAL.**