



November 19, 2024
Rev. December 10, 2024

Subject: **Golden West Middle School – New Classroom Buildings and Sitework**
Travis Unified School District - Lease-Lease Back Contract #25-01R
Aedis Project No. 2024039

ADDENDUM NO. 1

Total # of Pages Including Attachments: **154 Pages**

CLARIFICATIONS AS FOLLOWS:

GENERAL

ITEM NO. 1.1: EMAIL FROM XL CONSTRUCTION, DATED NOV. 18, 2024, 12:46PM

Question #1: So long as we do not exceed 30 single pages of content, may we include up to five 11x17" sheets of paper? Topics including prior relevant experience, and site logistics lend themselves to a larger spread so that content is legible.

Response #1: Yes, 11x17 is acceptable.

Question #2: Please confirm if all or some of the following may also be excluded from the 30-page page constraint: Appendix C-1, Appendix C-2, Appendix C-3, Price Proposal (Section 8).

Response #2: Yes, appendices can also be excluded from the 30-page count.

Question #3: Please provide the fee proposal form. Additionally, please provide the scoring criteria for the fee proposals. **Meaning, how will the fee proposals be scored related to the 22 points available in the best value criteria?**

Response #3: No fee proposal form (Tab 8) is required at this time. Refer to the attached (revised) RFQP, Part VIII – Selection Criteria form for re-allocation of rating/points.

Response #3-R1: Fee proposal form applicable to Tab 8 is attached for use, dated December 10, 2024.

Question #4: During the Pre-RFP Meeting, it was noted that a new electrical service is being installed in February or March. Please confirm if a new switchgear will need to be procured as part of this project or if one has already been ordered by the District. If accurate.

Response #4: The new electrical service has been procured by the District and installation to be coordinated as part of the project.

ITEM NO. 1.2: EMAIL FROM BOTHMAN CONSTRUCTION, DATED NOV. 18, 2024, 3:07PM

Question #1: Per the RFQ/P document, submittals should not contain more than 30 single-sided pages. This total excludes front and back covers, tabs, certificates of insurance, detailed schedule charts, and Comments to the Form of Agreement (Tab 11). Please confirm that the following can also be omitted from the page count and can be included in an Appendix:

TAB 4: Resumes of key personnel, Non-Collusion Declaration Certificate, Iran Contracting Act Certification, Off-Road Diesel-Fueled Fleet Certification

TAB 6: Relevant Projects

TAB 9: Insurance Letter

Other documents relevant to the RFQP requirements.

Response #1: See question and response #1 above. In Tab 4; only Forms/Appendix C-1, C-2, and C-3 can be excluded in page count. Tab 6 to be included in page count. Tab 9 can be excluded in the page count.

Question #2: RFP Section VII. Format, 7. Tab 7 – Contracting History. Please provide a time limit for the occurrences, if there are any, to be listed under this section.

Response #2: Please provide occurrences in the last five (5) years.

Question #3: Is there a PLA for this project? Please provide.

Response #3: No PLA is required.

ITEM NO. 1.3: EMAIL FROM BOTHMAN CONSTRUCTION, DATED NOV. 18, 2024, 4:27PM

Question #1: Appendix A of the RFP lists “Assembly of four (4) one-story pre-fabricated building systems including building pads”. This suggests that District may be purchasing the buildings and L-LB entity is only installing. Please confirm if scope of this project includes both furnish and installation of the Timber-Quest structures.

Response #2: The scope of work includes purchasing **and** installation of the Timberquest buildings.

ITEM NO. 1.4: EMAIL FROM LATHROP CONSTRUCTION, DATED NOVEMBER 18, 2024, 8:19AM

Question #1: At the site walk on Nov 15, overall schedule was discussed, but the TimberQuest schedule was only discussed in generalities. With the fabrication and erection of the TimberQuest buildings being the critical path of the schedule, please provide the following information.

1. TimberQuest fabrication schedule.
2. TimberQuest erection schedule.
3. How many buildings can TimberQuest erect simultaneously?
4. Please confirm scope and trade work covered by TimberQuest?

Response #1: Refer to the attached fabrication schedule, as provided by TimberQuest for reference. Buildings are sequentially installed (refer to the schedule for information). Refer to attached scope of work matrix for reference.

ITEM NO. 1.5: EMAIL FROM ALTEN CONSTRUCTION, DATED NOVEMBER 15, 2024, 12:17PM

Question #1: The shortlist notification and interview are both the week of 12/2. This doesn't give general contractors much time to prepare a presentation if selected for an interview. If the District won't be providing more time between shortlist notification and the Interviews – could you please provide the following information so that all may prepare?

- a) Duration & Format of Interview. Example: 20 minutes of presentation focused on _____, 15 minutes Q&A.
- b) Names and/or roles of panelists that will interview General Contractors
- c) Narrow it down to the specific day that interviews will be held and provide time blocks

Response #1:

- a) Interviews will be a total of 45 minutes consisting of 15 minutes presentation, 15 minutes / ~6 presentation related questions, and 10 minutes of Q&A.
- b) Panelists are to be determined, but may include the District's CBO, M&O/Grounds Manager, other Staff, Construction Manager, and Architect of Record.
- c) Screening of applicants: between November 25 and December 2, 2024.
Notification of candidates: December 3, 2024.
Interviews to be conducted: December 9, 1p - 4p.

Question #2: The # of pages of our response is specified at 30 single sided pages. We respectfully request that specific items noted below be excluded from the 30-page count and either be allowed to remain in the body of the RFQ/P or be allowed to be included in an Appendix at the end of the RFQ/P as noted below. This request is based on our experience responding to this specific format of RFQ/P and how many pages will actually be needed to respond to the requirements and attachments requested.

- Front and Back Cover sheets (*keep in body of RFQ/P*)
- Tab separator pages (possibly with photos) (*keep in body of RFQ/P*)
- Tab 2 Table of Contents (*keep in body of RFQ/P*)
- Any Articles of Incorporation or Organization for legal structure of firm (*Appendix*)
- Tab 4 b - Resumes (*Appendix*)
- Tab 4 f - Surety Letter & notarization pages (*Appendix*)
- Tab 4 k - Insurance Certificates (*Appendix*)
- Tab 4 l - Appendix C-1 - Non-Collusion Declaration & notarization page (*Appendix*)
- Tab 4 m - Appendix C-2 – Iran Contracting Act Certification (*Appendix*)

- Tab 4 n - Appendix C-3 – Off-Road Diesel-Fueled Fleet Certification (*Appendix*)
- Tab 5 – Any preliminary schedule(s) or site logistics plan(s) (*Appendix*)
- Tab 11 – Comments to Form of Agreement (*keep in body of RFQ/P*)

Response #2: Documents listed above as ‘Appendix’ are acceptable and excluded from page count.

Question #3: The Off-Road Diesel Fuel form (Appendix C-3) requires certifications. Is it acceptable to only sign the form now with our submittal and provide our certifications with NTP documents if awarded the project?

Response #3: Yes

Question #4: Do you have a Geotechnical report available that you could provide?

Response #4: Yes, see attached report, dated November 2024, by Cleary Consultants, Inc.

Question #5: Will you be providing Plans & Specs prior to the due date of the RFQP?

Response #5: No, Plans and Specs will be released after DSA approval, scheduled for mid-December.

Question #6: If you will not be providing Plans & Specs prior to the due date, please let us know the estimated cost, framing and square footage of each of the prefab/modular buildings for insurance quote purposes as soon as possible – it takes 1.5 – 2 weeks to acquire a builders risk quote.

Response #6: Estimated cost is \$16M as advertised in RFQ/P #25-01, Appendix A.

Breakdown of square footages of buildings are as follows:

Building A: 6370 sf

Building B: 4900 sf

Building C: 3430 sf

Building D: 3920 sf

Question #7: Exhibit D-1 to the Facilities Lease has wording that suggests the district will implement an OCIP on this project. Will you be implementing an OCIP? If you will, could you provide it and let us know if we should exclude the coverages that the OCIP covers from our proposal?

Response #7: The Owner (District) will carry insurance for the project.

Question #8: Is there a Buy America requirement for this project?

Response #8: No, there is no Buy American requirement for this project.

Question #9: The Notice Calling for RFQPs states that other information is available on the AEDIS website, but there is no information about this project as of 11/15. Could you let us know what information will be available on the Aedis website if it will be different

from what's posted on the district website and when it will be made available on Aedis' website?

Response #9: The project is listed on the Aedis website, as of 11/18/24. Addendum/a will be posted to the Aedis website and the District's website.

Question #10: Could you provide a pricing proposal form (Tab 8) for all general contractors to fill out and submit so that the format is consistent across the board?

~~Response #10: Refer to response to Item 1.1, Question #3 above.~~

Response #3-R1: Fee proposal form applicable to Tab 8 is attached for use, dated December 10, 2024.

Michelle Netzley, Architect
Aedis Architects

Attachments:

- *RFQ/P #25-01 – Lease-Leaseback Constructions Services, Part VIII – Selection Criteria (Part A – Best Value Selection) – page 17 of 19.*
- *Tab 8 – Pricing and Contingency Form*
- *Timber Quest – Matrix (Inclusion/Exclusion)*
- *Timber Quest - Schedule*
- *Geotechnical Investigations, dated November 2024, by Cleary Consultants, Inc.*

END OF ADDENDUM NO. 1