



# CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 East J Street, Chula Vista, CA 91910

## **RESPONSE TO QUESTIONS REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGEMENT SERVICES**

Reference #: 23/24-2

July 27, 2023

### **Key RFQ Dates:**

Advertisement Notice	July 14 and 21, 2023
Release of Request for Qualifications/SoQs Posted	July 7, 2023
Last Day to Submit Questions for Clarification must be received at or before <b>4:00 PM</b>	July 25, 2023
Addenda Clarifications Issued by District	July 27, 2023
Deadline for Receipt of Responses must be received at or before <b>4:00 PM</b>	August 11, 2023
Board Items/Recommendations due to District	August 30, 2023
Consideration by Governing Board of to authorize the establishment of a pool of Architectural Firms	September 13, 2023

### **Question 1:**

The RFQ states the District is in need of a CM, but there's a scope for construction.

#### **Answer 1:**

*The District is gathering Statements of Qualifications from Construction Management firms to identify a pool of service providers for future projects. The pre-approved pool will consist of Construction Management firms and General Contracting firms. A Request for Qualifications (RFP) will be issued once projects are identified and scopes of work are defined.*

### **Question 2:**

Can you clarify if the solicitation is looking for construction manager services or building contractor CM services? Some of the language and services listed in the RFQ look to be targeting construction manager firms and not general contractors or construction manager at risk services. Can you clarify if the RFQ is requesting owner construction manager services or construction general contractor services?

#### **Answer 2:**

*See Question/Answer # above*

**Question 3:**

The RFQ states, in Minimum Qualifications, that the respondent must be a General Contractor. Is that accurate or would a Construction Management firm be able to submit for this opportunity as well?

**Answer 3:**

*Strike the following minimum qualification on Page 6 – “Is the Firm a General Contractor?” Qualifications under Gov Code 4529.5. Any individual or firm proposing to provide construction project management services pursuant to this chapter shall provide evidence that the individual or firm and its personnel carrying out onsite responsibilities have expertise and experience in construction project design review and evaluation, construction mobilization and supervision, bid evaluation, project scheduling, cost-benefit analysis, claims review and negotiation, and general management and administration of a construction project.*

**Question 4:**

Per L. Required attachments, 2. Construction Manager Fee/ General Conditions Schedule form- The page is blank. Please clarify if we should include all-inclusive labor rates for each personnel job title. If a list of General conditions is needed, please provide what items you would like for us to include.

**Answer 4:**

- Provide, at a minimum, the following hourly rates:*
- Superintendent*
- Assistant Superintendent*
- Vice Supervisor*
- Assistant Supervisor*
- Project Manager*
- Project Executive*
- Project Engineer*
- Clerk*
- Scheduler*

*Strike the following on Page 11 – “General Conditions Schedule”*

**Question 5:**

Does the District have a preferred format for the submission of our Fees and GC’s? Are there any specific cost items that should be identified separately from, or specifically included within, our labor rates (e.g., cell phone costs)?

**Answer 5:**

*See Question/Answer #4 above*

**Question 6:** Regarding the fee/general conditions schedule on page 11 of the RFQ, construction services are typically estimated on the complexity of the project and the duration of the project. Is there any clarification from the District on the costs and breakdown General Contractors should include in this section?

**Answer 6:**

*See Question/Answer #4 above*

**Question 9:**

In reviewing the scope of work, it appears to be written as a Construction Manager scope of work. It is our understanding the RFQ is looking to short list General Contractor's to perform construction Work for the District. Please confirm and/or clarify.

**Answer 9:**

*See Question/Answer #1 above*

**Question 10:**

As a follow up to question 9 above, please advise if the scope of work for the General Contractor (pages 14-17 of the RFQ) will be revised to be more General Contractor specific services?

**Answer 10:**

*The scope of services will not be revised for this Construction Management RFQ. A Request for Qualifications (RFP) will be issued once projects are identified and scopes of work are defined.*

**Question 11:**

Can the RFQ submission date be extended? We request the RFQ submission date be extended (from 8/11/23) to 8/31/23.

**Answer 11:**

*The due date is August 11, 2023 and will not be extended at this time.*

**Question 12:**

Can you please provide the delivery method: CMMP or CM agency as well as a sample contract.

**Answer 12:**

*Delivery methods and sample contracts will be determined once projects are identified.*

**Question 13:**

Can the District provide a copy of the Contract Agreement, the District would ask the General Contractors to sign upon award of a Project following being shortlisted by this RFQ?

**Answer 13:**

*Contract Agreements will be produced during the RFP process once projects are identified.*

**Website Posting location:**

<https://www.cvesd.org/cms/One.aspx?portalId=412034&pageId=884972>