

ADDENDUM NO. 2

DATE: May 15, 2019

TO: All Potential Proposers

FROM: Penny Owens, Assistant Purchasing Agent

SUBJECT: Addendum No. 2 – Professional Construction Manager at Risk for a New Public Safety Complex

RFP DUE DATE: May 22, 2019, 11:00:00 A.M. (Eastern Time)

This addendum is being published to address the following questions submitted by potential proposers. The addendum becomes a part of the Contract Document and modifies the original specifications as noted.

Question #1: Is the former ambulatory center part of the project?

Response: No.

Question #2: When will the City take possession of the site?

Response: Based on the drafted Purchase and Sale agreement, it is anticipated the City will take possession by the end of 2019. A copy of the drafted Purchase and Sale agreement is attached.

Question #3: What security services will be provided?

Response: Upon the City taking possession of the site, the Construction Manager at Risk (CMAR) will take on the responsibility of security of the site until the end of the project. Tennova will remain responsible for security until the City takes possession.

Question #4: Will the CMAR be allowed onsite for due diligence prior to the City taking possession?

Response: Yes, the Purchase and Sale agreement will allow some due diligence and the City expects the CMAR to work with the team toward beginning abatement immediately upon the City taking possession of the site.

Question #5: Is the abatement and demolition of the north site included in the budget/scope?

Response: Yes, pending City Council approval of the additional funding for the north site.

Question #6: Will the City reopen Emerald Avenue through the site?

Response: No.

Question #7: Will there still be occupants in the buildings when the CMAR takes responsibility for the site?

Response: Possibly. There are still a few leaseholders with a few doctor offices in the Clarke Tower and the LMU Nursing program in the original part of the hospital.

Question #8: Will holding cells be required?

Response: No. There will be a requirement for interview rooms but no holding cells.

Question #9: Will the central plant be completely demolished?

Response: Yes. The CMAR will be required to disconnect all utilities. The Clarke Tower and original hospital on the north site will be reconnected as one unit (by a developer of that site) and the CMAR will be required to establish new utilities for the renovated and new build on the south site. The CMAR will be responsible for temporary utilities for up to at least two years onsite.

Question #10: Will high bays be required for emergency apparatus?

Response: That is not known at this time. If so, it may require a new build.

Question #11: What is the construction schedule?

Response: The current construction schedule is 18 months for the abatement, interior demolition and build out on the south site and the abatement and demolition on the north site. Upon completion of the environmental survey during the due diligence period and following the conveyance of the property, abatement and interior demolition will commence in the Professional Office Building, Central Annex, Women's Pavilion and continue north toward the Central Wing in the proposed location of the new Municipal Court and Lobby.

Question #12: What is the design schedule?

Response: The total design duration is currently set at eleven months with anticipated completion in April 2020.

Question #13: What level of LEED is desired?

Response: At this time, the City is not planning to pursue LEED certification but expects proposals to include the qualifications of your LEED certified staff.

Question #14: Page 24, Item A.2, request we provide evidence of our financial capacity to provide a performance bond of up to \$15 million. Page 29 establishes a Construction Manager's Budget Limitation of \$35,500,000. Should Item A.2 on page 24 be revised to read \$35,500,000?

Response: Yes. Section 7.3, item A.2 is hereby deleted and replaced with the following: Evidence of the company's financial capacity to provide a performance bond of 100% of the contract construction cost.

Question #15: Page 14, Item 6.8, Insurance provides the types of insurance required and their associated levels of coverage the CMAR is to provide. Page 25, Relevant Experience, Item 6 says the CMAR will be asked to provide a Contractor Controlled Insurance Program (CCIP) for the project. This conflicts with item 6.8. Please advise if a CCIP will be required.

Response: A CCIP will not be required. Section 7.3, Item C.6 requiring a CCIP is hereby deleted.

Question #16: Please clarify the following:

On page 22, Section 7.2 Submission Information states that submittals tabs should be:

- A. Corporate Information/Responsive to Proposals*
- B. Project Understanding*
- C. Relevant Experience*
- D. Staffing Plan/Proposals*
- E. DBE Participation Plan*
- F. Location of Firms*
- G. References*
- H. Pricing Delivery Proposal Forms*

However, on pages 23 - 26, states *Proposals shall be structured as follows:* and it is different than page 22

It has the above section *H. Pricing Delivery Proposal Forms* prior to the A - E tabs, which are different than above, with items E and F above being included in one of the below sections:

- A. Corporate Information/Responsive to Proposals (includes F. above)
- B. Project understanding
- C. Relevant Experience (includes E. above)
- D. Staffing Plan/Proposals of Propose Team
- E. References

Please clarify which order is preferred.

Response: The required submittal tabs in Section 7.2 are hereby revised to match those required in Section 7.3 as follows:

- A. Corporate Information/Responsive to Proposals (includes F. above)
- B. Project understanding
- C. Relevant Experience (includes E. above)
- D. Staffing Plan/Proposals of Propose Team
- E. References

Question #17: Section 2 – RFP Timeline. Given the tight timeframe between the deadline for questions and when proposals are due, would the City be willing to extend the Due Date to Friday, May 31st?

Response: No, due to the tight timeline the City is on to coordinate the contract, an extension will not be allowed.

Question #18: Section 7.2 – Submission Information. Considering the extent of information requested, would the City be willing to increase the maximum # of pages?

Response: Yes, Please use the minimum number of pages possible to provide the requested information.

Question #19: Section 7.3 – Format. A.4. – What level of detail does the City want in the Company Org Charge?

Response: Provide name, title and role/responsibility for this project.

Question #20: Section 7.3 – Format. A.6 – Is there a distinction between this question and the ones asked in Section B.1?

Response: A.6 is asking for a general description of firm's preconstruction department resources, B.1 is asking you to expand on how those resources will be applied to this specific project.

Question #21: Submission Form S-1 Pricing Delivery Proposal. Regarding quoting a General Conditions %, we don't know what specifically should be included in General Conditions vs. Cost of the Work. Also, since there is currently limited information regarding design, it is difficult to develop an accurate schedule. With an accurate schedule, it is difficult estimate an accurate Lump Sum amount for General Conditions. To address this, could the City please consider clarifying the following information:

- a. Detail of specific items/costs to be included in the General Conditions (versus Cost of the Work)?

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in the "Safety Complex CMAR - General Conditions Cost Detail/Proposal" attached to this addendum. This form shall be included in the submissions.

- b. Note which GC items are to be "Lump Sum" vs. "Monthly"?

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in the "Safety Complex CMAR - General Conditions Cost Detail/Proposal" attached to this addendum.

Question #22: In order to more fairly evaluate proposers, could the City please consider deleting language asking for the # of months and instead apply the same # of months to each proposer's monthly GCs, then add the Lump Sum costs to calculate the total GC costs.

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in this addendum.

END OF ADDENDUM NO. 2