

 <p>Berkeley PUBLIC SCHOOLS Berkeley Unified School District</p>	ADDENDUM #03
	Longfellow Construction LLB ADDENDUM #3
	Date: 10/07/21

ADDENDUM TO BID DOCUMENTS

The following clarifications are provided based on questions received or changes in District requirements and must be added/considered when completing your submittal:

Acknowledgement of receipt of this *ADDENDUM* is required in the bid form. Please clearly note the addendum date and number.

CLARIFICATIONS:

1. Q. Can you please share the status of drawings and architect’s engagement?
A. The Schematic Design drawings and specifications are in development.

2. Q. Does the school have any special COVID procedures/protocol to consider? Either District or school specific site?
A. The District follows the COVID protocol and procedures issued by the California Department of Public Health.
<https://files.covid19.ca.gov/pdf/guidance-schools.pdf>

3. Q. Is there a hazmat survey of the property at this time?
A. The hazmat survey should be complete by 11/15/21

4. Q. Section 2.a of RFP appears to have a missing requested “statement” at end of paragraph. Can you please share?
A. Item 2.a. has been revised, please see it here:
 - a. **Description of Firm** - Include a description of qualifications for providing preconstruction and lease-leaseback services on California school construction projects. Include information regarding the size of the company, location of the office from which the required services would be performed, nature of work performed, and years in this particular business. The Firm shall provide an affirmative statement that it is independent of the District as defined by generally accepted standards. Selected firm(s) must be able to execute the District’s standard agreement. (A Copy of the District’s Agreement is attached to this RFQ as Exhibit “A.”) Firms responding to this RFQ must acknowledge that they have reviewed these provisions of the agreement and must agree to the indemnity and insurance provisions contained in

the District's standard agreement and confirm in writing that, if given the opportunity to contract with the District, the firm has no substantive objections to the use of the District's standard agreement. ~~Include the following statement:~~

5. Q. Can tabs, insurance, and surety letters be excluded from page count?
A. yes
6. Q. Tab 5 – do you require sub list at this time? Or is subcontract plan ok for sharing during RFP?
A. **Please refer to the Subcontractor Designations portion of the RFP**
7. Q. Can you define how many points are allocated for work with the District of the 40 points available for that category?
A. **Maximum of 10 points.**
8. Q. Section D states Fee Proposal to be “monthly fee” but Attachment 3 asks for % Fee. Please clarify.
A. **Please provide a monthly fee.**
9. Q. It appears on Fee Proposal Form that “Site Management Fee” is simply to be on site management personnel costs? Can you confirm?
A. **Site Management Fee should include all costs associated with maintaining an office on site.**
10. Q. Precon services line item states “will negotiate not-to-exceed” amount. Is it negotiated later or is it proposed now during RFP?
A. **Please propose an amount now.**
11. Q. Are any trades to be deferred or design-build? Solar deferred?
A. **No known deferred or design build elements are planned at this time.**
12. Q. Is it anticipated that there will require new utility services to accommodate the renovations?
 1. Do you anticipate any utility shutdowns for cutovers or in right of way required by operations of renovation?
A. **We do expect new utility services to be required but do not have information on shutdowns.**
13. Q. This may need to be negotiated with Precon Agreement but do we know how many classrooms will be allowed to be worked on at any given time? We are working thru phasing and logistics schedule for the work to be performed but timelines are dependent on how much we can work on at any given time.
A. **We have not developed a phasing plan.**
14. Q. Could you please provide me with the Construction Services Agreement so we can review the insurance requirements in that?

A. Please see the attached agreement:

<https://www.dropbox.com/s/3yiw8lx4rm9nop/Longfellow%20LLB%20Agreement%20%281%29.pdf?dl=0>

15. Q. Will you be providing plans for these projects prior to the RFP due date?

A. Please use this link to see all available historical documentation:

<https://www.dropbox.com/sh/bimc1u2810va5rg/AAC00WzuQm7xWtxj6HUAoY1La?dl=0>

16. Q. Page 14 of 29 Item (C) 8. Financial Information – Audited financials are noted as required. Please confirm that Reviewed financials are acceptable as well.

A. Audited financials are required

17. Q. Please confirm that the 3 financials required are not included in the 75 page count total.

A. The financials are not included in the page count total.

18. Q. Is the unbound hard copy of the RFP that is required included in the 5 total hardcopies due or in addition to them?

A. We are asking for 5 hardcopies plus one additional hard copy that is unbound for a total of 6 hardcopies.

19. Q. Page 18 of 29 of the RFP has this statement:

Indemnification and Insurance

The firm, at its own expense and without exception, shall indemnify, defend and pay all damages, costs, expenses, including attorney fees, and otherwise hold harmless the District, its employees and representatives, from any liability of any nature or kind in regard to the delivery of these services. (See, Construction Services Agreement for insurance requirements and for hold harmless and indemnify requirements.)

Please provide the Construction Services Agreement so that we can review the indemnity requirements, etc.

A. See Attached Agreement:

<https://www.dropbox.com/s/3yiw8lx4rm9nop/Longfellow%20LLB%20Agreement%20%281%29.pdf?dl=0>

20. Attachment 3 – Fee Schedule and General Conditions:

Q. 1st Item – Page 14 of 29 Item D asks us to provide a monthly fee for precon services, etc. – however Attachment 3 just requires a % and a \$ amount, but says nothing about it being monthly. Please clarify so we can provide you with what you're looking for.

A. Please provide a monthly fee.

Q. 3rd Item – Construction Phase – LLB's General Conditions – these are not usually provided as a % because that would not be accurate. Could you amend so that only a \$ amount is required? Also, do you require a breakdown of our GCs to be provided with the pricing?

A. Please a breakdown of GC's as well as a total.

Q. 6th Item – Bonds & Insurance – please see #'s 8-10 below regarding insurance questions.

Q. 7th Item – All other costs – is this a GMP? If so, we will need plans and specs as soon as possible to get pricing from subcontractors and request that the due date be pushed a week or more to ensure we have time to get accurate pricing.

A. The District will seek a GMP upon final approval by DSA. The GMP will be treated as an addendum and the District will seek approval from the Board of Education at that time.

21. Q. Page 12-13 of 29 – Item 5 Subcontractor Designations and/or Subcontracting Plan – Unless this is a GMP, we request that a sub list be removed from the requirements of this RFP submittal. We can provide general wording about our subcontractor outreach program if desired.

A. The District will seek a GMP upon final approval by DSA. The GMP will be treated as an addendum and the District will seek approval from the Board of Education at that time.

22. Q. Item C 1 c (page 10 of 29) states that we should provide a letter from our insurance broker stating that we will be able to provide the insurance coverage in Section 35.4 of the Construction Services Agreement. Please provide the Construction Services Agreement.

A. See attached agreement:

<https://www.dropbox.com/s/3yiw8lx4rm9nop/Longfellow%20LLB%20Agreement%20%281%29.pdf?dl=0>

23. Are we required to provide builders risk insurance? If yes, we have the following questions:

Q. Please provide a break out of Square Feet and Framing types (example: Admin Bldg. – 12,000 SF, 50% wood framed/50% Steel framed) for each building that we are to modernize/work in. (This is necessary in order to get an accurate builders risk quote and we have no plans to determine this ourselves).

A. Please use the link below to find drawings of the existing buildings:

<https://www.dropbox.com/sh/bimc1u2810va5rg/AAC00WzuQm7xWtxj6HUAoY1La?dl=0>

Q. Are earthquake and flood required?

A. Earthquake and Flood are not required

Q. If earthquake and flood are required please let us know if the Public Contract Code 7105 applies.

A. N/A

24. We request that builders risk and earthquake/flood insurance costs (if required) be allowed to be provided as \$ amounts on Attachment 3, rather than a % of the construction budget. This is a more accurate way to capture the true costs.

A. Please provide a dollar amount for the builders risk insurance cost instead of a %.

25. Additionally, we request that we be allowed to requote BR and EQ/FL (if required) if awarded the project at time of final GMP so that accurate costs are captured at that future date. The insurance market is fluctuating wildly and may increase or decrease by the time the project gets to that point.

A. Builders Risk may be re-quoted at the time of final GMP.

END OF ADDENDUM #03