

 Berkeley PUBLIC SCHOOLS Berkeley Unified School District	ADDENDUM #1
	SYLVIA MENDEZ LEASE LEASEBACK RFQ/P
	Date: July 20, 2022

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. The following dates in the “RFP Timeline” (page 3 of the RFP) have been adjusted-
 - a. **Due Date for Submittal of Proposals: Jul 29, 2022**
 - b. Interviews: August 25, 1-4pm, 1005 Parker St., Berkeley, CA 94710
 - c. Submit Board Item: August 26

2. Please replace page 26 of the RFP with the following table-

ATTACHMENT 3 – FEE SCHEDULE AND GENERAL CONDITIONS

Fees	Fee Percentage (Fee as a % of Direct Construction Cost Budget)	Fee in Dollars (Fee % multiplied by Direct Construction Cost Budget)
Preconstruction Services - Parties will negotiate and agree upon applicable hourly rates and a not-to-exceed amount for preconstruction services based on the estimated project cost and the Firm’s proposed fee for preconstruction services.		
Construction Phase - LLB’s Site Management Fee		
Construction Phase - LLB’s General Conditions and general requirements, including but not limited to temporary facilities, utilities, structures, fences, dust control, wayfinding, scheduling, noise control,		

environmental related matters, archeology services, emergency evacuation routes, security, safety, traffic control, scaffolding, and SWPPP.		
Construction Phase - LLB's Overhead & Profit - supervision of subcontractors and other management responsibilities, and employees/labor (including but not limited to wages, salaries, benefits) for any work performed by the Contractor.		
Construction Phase - LLB's contingency for the construction phase.		
Bonds and Insurance - including but not limited to payment and performance bonds.		
All other costs incurred in performance of Contractor's obligations under the terms of the LLB Contract Documents, including but not limited to the Site Lease and Facilities Lease.		
Total LLB Fees		

3. Q. Page 9 of the RFP for Sylvia Mendez notes a maximum page limit of seventy-five (75) under 'Content of the Proposal'
 - i. Are company financials that need to be submitted as part of the proposal included within this seventy-five page limit?
 - ii. It is noted in the same section that 11x17 sheets may be used and folded to 8.5x11 sheets for the proposal. Does this mean one (1) 11x17 counts as one (1) towards the proposal or two (2)?

A. Company financial statements will not count towards the seventy-five page limit. One (1) 11x17 will only be counted as one (1) page towards the page limit.
4. Q. Within the RFP the lease/contract has not been provided. Will this be provided prior to date of submission of proposal?

A. The lease/contract can be found at the following link-
<https://www.berkeleyschools.net/departments/purchasing/rfp/>
5. Q. Within the RFP the specifications have not been provided. Will this be provided prior to date of submission of proposal?

A. Specifications will not be provided prior to the submission of the proposal.
6. Q. Under 'Evaluation Criteria' on page 21 of the RFP, item 2 notes forty (40) points will be provided for 'Relevant Experience and Past Performance'; will it be provided how

many points will be awarded for each category?

A. Forty (40) points will be awarded for ‘Relevant Experience and Past Performance’. No further subdivision of points will be provided.

7. Q. Will the project be designed using Autodesk Revit, Architecture, Structural, and MEP? If so, will the BIM files/models be provided upon project award for BIM coordination?

A. The AOR is using Autodesk Revit to draft this project. BIM files/models will be provided for coordination during the pre-construction phase. The format and quantity of these files will be at the discretion of the AOR.

8. Q. What are the material specifications for the fiber-reinforced polymer (FRP) to be used to strengthen existing concrete columns and concrete walls?

A. This information will be made available at a later date.

9. Q. Are there any performance criteria for the fiber-reinforced polymer (FRP) system? If so, what capacity needs to be provided by the FRP and what design criteria must be followed?

A. This information will be made available at a later date.

10. Q. Are there any finish coatings that need to be provided by the FRP manufacturer?

A. This information will be made available at a later date.

11. Q. Page 19 of the RFP for Sylvia Mendez notes the following “Fees will be scored in direct relation to their variance from the lowest fee based on the average fee. The lowest Total LLB fee will receive the maximum score of 50 point. For example:”; however no example is provided. Please provide the example of the variance of points.

Proposed Fee %	Variation from Lowest Fee = Proposed Fee % - Lowest Fee %	% Variation = Variation from lowest fee % / Average fee %	Points to deduct from 50 points	Fee Score
10%	10%-10%=0%	0% / 11%= 0%	50 x 0% = 0	50 - 0 = 50
11%	11%-10%=1%	1% / 11% = 9%	50 x 9% = 4.5	50 - 4.5 = 45.5
12%	12%-10%=2%	2% / 11% = 18%	50 x 18% = 9	50 - 9 = 41

A.

12. Q. Page 10 of the RFP for Sylvia Mendez provides Section C.2.A Description of Firm. At the end of the paragraph, it notes “Include the following statement:”; however it does not provide any statement. Please provide the complete statement to include.

A. Please disregard the final sentence of Section C.2.A.

13. Q. Page 3 of the RFP for Sylvia Mendez notes the timeline and durations of the RFP.

i. ‘Expected DSA Back-check and approval’ is noted with a date of June 30, 2023 and ‘Total Base Rent and Approval’ is noted with a date of July 14, 2023. Is the district expecting an estimate GMP from the contractor by the date of July 14, 2023 (two week period)?

ii. ‘Construction Administration’ is noted to start November 1, 2023. Is it the

district's expectation that bid and award of the subcontractors will occur between the dates of July 14, 2023 and November 1, 2023? Is it the district's expectation that the final GMP be submitted by the date of November 1, 2023?

- A. The GMP estimate and final cost submittal deadline will be adjusted as-needed after the award of the LLB contract.

14. During the site walk, it was noted that the LLB contract for Sylvia Mendez was not provided yet; response was it would be similar to the LLB contract for the Longfellow Middle School Modernization project. After review of the LLB contract for Longfellow, we have the following questions on insurance requirement:

- i. Item E – Insurance Requirement on page 16 of the RFP references “special hazards” coverage in conjunction with excess liability insurance. Item 35.4.3 references “special hazards” coverage; please confirm that this “special hazards” coverage could be satisfied with other policies, including General Liability and Excess Liability insurance to the extent the perils described are insured in those policies.
 - ii. Item 35.7.1, please confirm the Contractor and the subcontractors of every tier will be additional named insureds on the Builders Risk insurance policy.
 - iii. Item 35.8 of the RFP notes the requirements for ‘Fire Insurance’ to be covered by the Contractor. Normally this clause is covered in the Builders Risk policy. If the Owner is buying Builders Risk insurance, and they want the GC to also insure this risk, they will be paying for the coverage twice. Please confirm that the Owner wants the insurance described in 35.8 in addition to the Builders Risk insurance they will be purchasing.
- A. This information will be provided in Addendum 2, to be issued prior to July 29, 2022.

END OF ADDENDUM #01