

ADDENDUM NO. 1

RFP No. 2023-24-207

HIGHLAND ELEMENTARY CLASSROOM ADDITION PROJECT AND VICTRESS BOWER SCHOOL CLASSROOM ADDITION PROJECT

To All Potential Proposers:

The following changes, additions, deletions, or corrections shall become part of this solicitation and the contract documents for the RFP named above.

Submittal Due Date Responses to this RFP shall be submitted no later than:

Due Date: **Thursday, February 15, 2024, at 12:00 p.m.**

at the District's Purchasing Office, 2820 Clark Avenue, Norco, CA 92860. Attention: Monica Raygoza, Director, Purchasing; mraygoza@cnusd.k12.ca.us; (951)736-5050.

Changes and Clarifications to Bid Documents/Specifications/Price Sheet:

Change to the Bid No. from 2023-24-205 to 2023-24-207.

Confirmation that the date of Substantial Completion of Project in the RFP timeline (page 3) has been extended from July 31, 2024, to December 31, 2024, as discussed in the preconference meeting.

RESPONSES TO PROPOSERS' QUESTIONS

1. Can the DSA approved plans for each project be released for review during the RFP process? These were made public after this email was sent/received.
 - A. Yes, they are posted on the district website.
2. These projects are 4 months long – yet the sub lease term is for 5 additional months in addition to the one payment at MOC. Can the term of the site lease be commensurate with the length of the project (not to exceed 4 months)?
 - A. Pursuant to Section 3 of the Site Lease, the term commences as the "Effective Date" which should be the day following the project award and continues through both the 4-month construction phase duration and the 6-month sublease term which commences upon the completion of each project. The term of each Site Lease should be 10 months. The Sublease term does not commence until each of the projects are completed. At that time, the District is required to pay the contractor the remaining 5% of the GMP over a period of 6 months at 2.5% interest. Anytime after making the 3rd Sublease Payment, the District may exercise the purchase option set forth at Section 7C. of the Sublease.

3. Would the District consider reducing the Developer's retention to equal 2.5%, same as the sub lease percentage?
 - a. The District is required to withhold 5% of the Tenant Improvement Payments pursuant to Public Contract Code section 7201.
4. The insurance limits for the project are high, considering the size of the project. The CSA states that all subcontractors are required to carry the same limits. This is typically an issue on larger projects, but for this size project could particularly affect subs willingness to bid the project. Can the subcontractors be allowed to carry lower limits (\$1m Liability/\$2m general aggregate or excess liability; and \$500k for automobile)?
 - a. The District will accept \$1m Liability/\$2m general aggregate or excess liability; and \$500k for automobile for subcontractors.
5. Builder's Risk policy would typically only cover the work of the contractor, not the value of the buildings. Is the District covering that cost/coverage of insurance?
 - a. Per Section 33, Paragraph 4 of the Construction Services Agreement, the Builder's Risk Insurance must cover the scope of the entire project and includes both completed work and work in progress.
6. Are the existing (5) modular buildings at Highland Elem. to be removed, or demolished?
 - a. The existing modular buildings are to be removed from District property through relocation or demolition by the contractor. We are not retaining possession of the modular buildings as the scope of work for this project describes removal.
7. Has a hazardous material study been done on these buildings? Can it be made available?
 - a. A hazardous report will be made available for the awarded contractor and all hazardous materials will be removed by the District in advance of construction.
8. Can the agreements with the modular fabrication companies be made available?
 - a. The DSA approved plans and specs should provide all necessary information that is needed to submit the final GMP.
9. There does not appear to be a Preconstruction Services element to these projects, is that correct?
 - a. No Preconstructions Services.
10. There does not appear to be a requirement for Contractors holding "General" A or B licenses to be prequalified – is that correct? Only the Prime or Developer shall be prequalified?
 - a. Under the Mandatory Qualifications section of the RFP and BP 7412, the LLB contractor, i.e. the general contractor, for any project with an estimated value of \$1,000,000 or more must be prequalified. Therefore, all submittals to the RFP submitted by a proposer must be prequalified.

11. Without knowing the location of the work since no plans have been released yet, is there room on the Highland ES site for a small trailer? Will the developer be required to provide a trailer for the Inspector?
- a. There is room for a small trailer onsite. A trailer for the inspector is not needed.
12. Our fee that will be included in a separate envelope lists items A-L in Exhibit C-1. Is inclusion of all items (A-L) mandatory? Or can we provide only the items that we believe are necessary for completing the projects?
- a. All items listed A-L in Exhibit C-1 apply to the project.

END OF ADDENDUM NO. 1

BELOW, PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND SUBMIT IT WITH YOUR RFP DOCUMENTS.

Signature: _____

Company Name: _____

Date: _____