

16/17-MB10: Design-Build for New Miwok Center — Indian Valley Campus

ADDENDUM # 2

5/20/17

Please see comments/clarifications below.

1. Section 2.10 (page 3) states our proposal shall include completed schematic plans (including elevations, layouts and a site plan), an electronic 3D model and one colored rendering. Tab 9 (page 27) asks for no more than four 24 x 36 renderings (and an electronic copy). I am assuming page 3 is incorrect as this seems to be a submittal that would be required for the winning team performing the project. And, would be very tough without having multiple meetings with all stakeholders on the project. Additionally, to get schematic plans as stated on page 3 would require much more time than is currently allowed for submission by 5/25.

A: Proposals should include no more than four 24 x 36 renderings (and an electronic copy) are to be provided. Four renderings can be comprised of; one (1) sheet site plan, one (1) sheet floor plan, one (1) sheet elevation(s), one (1) sheet building rendering(s).

2. Based on the amount of design and information that is being requested, we would like to request an extension of the due date.

A: The College will not be extending the due date. If this changes, a further addendum will be issued.

3. Section 2.12 (page 4) states there are two honorariums. One for the winning team and one for shortlisted teams. Based on every other D/B project we have looked at with stipends, the norm is to issue higher stipends to the shortlisted firms that are not awarded the project and a lower stipend to the firm awarded the project as their reward is actually obtaining the project. Your stipends are currently in reverse of this. Hoping you can look at this and change.

A: There will be no change to the honorariums stated in RFP

4. We would like to ask why the architect (ELS) that was contracted for the design of the pool project only did the programming and did not proceed with the remainder of the design of the aquatics project.

A: The New Miwok Center Project that is the subject of the RFP supersedes the prior pool project and no part of ELS's prior work on the pool project is relevant to this RFP and the New Miwok Center Project.

5. Pursuant to Q&A # 1 in addendum 1- can a separate submittal for section 9.7 be submitted at a set date ahead of turning in sections 9.13 and 9.14? I ask, because there is a large amount of work (time and money) necessary in sections 9.13 and 9.14 that would be all for not if you don't meet the minimum of 75 points out of 100 in section 9.7.

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A: There is no change from what is stated in RFP. A separate section 9.7 submittal cannot precede sections 9.13 and 9.14 submittals.

6. Pursuant to Q&A #4 in addendum 1- This is in direct conflict with section 11.34 of the RFP. Any consultant or advisors to the district or college for the project shall not be allowed to participate. This is for the sole reason of prior consultants having an unfair advantage and knowledge of the project from past meetings/discussions with the college and stakeholders. Both ESL and Urban Design shouldn't be allowed to participate in this project.

A: Please see answer to addendum #1 question 4. ESL and Urban Design have not had any involvement in the preparation of the RFP or the development criteria. None of the documents that comprise the RFP are based on work product prepared by ESL or Urban Design.

7. Pg 8 of the RFP (Section 4.2) indicates we are to design per the Criteria Documents (Attachment 1, Section 1). It suggests that this document is attached to the RFP. I cannot find this document?

A: Criteria Documents (Attachment 1, Section 1) is in reference to the New Miwok Center square footage requirements. Refer to (page 50 of 508) of the RFP.

8. Will the Owner be providing a bid form for this project for the Fee Proposal or will the DBE be required to create a Fee Proposal document to submit?

A: The Proposer is required to provide.

9. Please reference page 6, Section 3.2C and Page 32, Section 9.15A of the RFQ/P, referring to Attachment 3- Design-Build Entity Certifications. This document cannot be found in the RFQ/P document. Please provide this missing document.

A: Attachment 3 – Design-Build Entity Certifications has been uploaded.

10. Please reference page 6, Section 3.2D and Page 32, Section 9.15B of the RFQ/P, referring to Attachment 4- Non-Collusion Affidavit. Section 9.15B refers to this document as Attachment 5, however, Section 3.2D refers to this as Attachment 4. Please confirm which is correct, as there is no Attachment 5 listed on Page 6 of the documents provided.

A: The correct reference is to Attachment 4, which has been uploaded.

11. Please reference Page 32, Section 9.15 “Other Proposal Requirements” of the RFQ/P, referring to the Design-Build Entity Certifications, Non-Collusion Affidavit, and Letter from Surety. Do these 3 documents need to be included as part of the Technical Proposal or the Fee Proposal?

A: Yes, include with ‘Qualification Criteria’ documents as part of Technical Proposal Tab 8.

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12. The RFQ/P references an OCIP program. Is a copy of this document available for distribution as it will be required to determine which additional insurance coverages may be required as indicated in the Fee Proposal Requirements, Section 9.14Cd “Phase 2- Overhead and Profit”, as indicated on page 29 of the RFQ/P.

A: We will provide a copy of our OCIP language

13. The Criteria Document states that the Combined Budget (Hard + Soft Cost) is equal to \$24,600,000. Does this include any Owner costs or contingencies, is this the value for design and construction by the design-build entity?

A: Yes

14. Will the District accept University of California experience in response to 9.7.4?

A: Please submit per the requirements set forth in the RFP

15. Please confirm the District is requiring payment and performance bonds in the amount of \$25M for this project per 9.7.6.

A: Correct

16. Do you have any existing infrastructure documentation (drawings, surveys or as-builts) for the existing Miwok Cluster?

A: Yes we do in our archive and will provide upon completion of the RFP

17. How are the existing Miwok buildings heated and cooled? (i.e.; central plant, geothermal, dedicated systems, etc...)

A: geothermal and ceiling mounted heatpumps

18. The Bond Spending Implementation Plan indicates that a 200 bore geothermal field is being planned for Parking Lots 1 and 2. Will it’s design and construction costs be required to be included in the Miwok Center project, or is it a separate project not associated with the Miwok Center project? Is it expected that the Miwok Center will tie into this geothermal field, or any other geothermal field on campus, for HVAC heat source/heat sink to the earth? If tie into this geothermal field, will it be installed prior to the Miwok Center?

A: This work was done in the prior bond and already exists so that costs is not associated with this project. Yes the new facility will tie into this system. Geothermal is already tied into existing buildings.

19. If a geothermal field is directed to be used for the HVAC heat source/heat sink on Miwok Center, does the College have a desired specific building-side HVAC system they would like used with the geothermal field?

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A: No currently

20. What is the typical building HVAC system type used on campus? Does the College have a desired HVAC system type? What HVAC system types does the College not want?

A: As part of our campus standards

21. Does the College have Mechanical and Plumbing Design Standards or Guidelines to be used for this project?

A: Yes

22. Will the District accept “Reviewed” financial statements in lieu of “Audited” financial statements?

A: Yes

23. Could you tell me if all the architectural firms that are to be part of design-build entities submitting RFPs were required to attend the pre-proposal meeting on 5/5?

A: No, the firm of record is the contracting company. They had to be in attendance.

24. It is noted on the mandatory pre-proposal conference agenda (page 2 – Bond & Insurance Requirements) that a “Proposal Bond” is required as part of the RFP, but I don’t see that requirement noted in the RFP itself. Please let us know via addendum if a proposal bond is required and if it is, please provide a template or specifications for the kind of template you would like utilized and the % of proposal bond required.

A: A Proposal Bond is required in 2.6 of the RFP. A Proposal Bond form has been uploaded.

25. In what tab and in what proposal (Technical or Fee) would you like the items noted in 9.15 – other proposal requirements to be included? These Items are Attachment 4, 5 and a surety letter. Would you like them in Tab 8 as you advised in Addendum #1 for items found in 9.7?

A: Please see answer to addendum # 2, question 11.

26. Also, Attachment 4 noted in 9.15 A is called out as Design Build Entity Certifications – however there is no document with “Design Build Entity Certifications” in the title. The document that is actually titled “Attachment 4” is the Non-Collusion Affidavit that is noted as required in 9.15 B. Please advise re: the form for 9.15 A.

A: Please see answer to addendum # 2, question 9.

27. Page 19 Item 3 notes that audited financials for the last 2 years are required with our RFP.

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Please advise if Reviewed financials are acceptable in lieu of audited.

A: Please see answer to addendum # 2, question 22.

28. Are subcontractor payment and performance bonds required for this project?

A: Yes, refer to 9.14C(f) of the RFP.

29. Will the Pre-Proposal Mandatory Conference Agenda be made part of the RFP via addendum?

A: No.

30. Under fees, Page 28, you have a section for the design phase 1 work. However, on page 29, phase 2, there is no designer fees section. During construction, we will have Construction admin fees for all our design team that are not really considered General Conditions. Would you like us to figure under general conditions or a different section?

A: Please include Construction Administration Fees for the entire design team as a separate line item as part of 9.14C(a)(1).

31. Reference Addendum 1, questions 1 and 2.

It seems appropriate to submit our Qualifications submission per Section 9.7 in one bound document, and then also submit our Technical proposal per section 9.13 in a separate bound document. This makes sense because the Qualifications submission includes confidential financial information. Can you please confirm if that is your expectation? If that is not your expectation, can you please clarify where you would like our Qualifications submission information to be placed?

A: The College prefers Qualifications submissions be a part of the Technical proposal, however, proposers may submit Qualifications in a separate bound document.

32. Per the pre-proposal conference hand out, it states the District “may” elect to implement and OCIP but is not yet determined. Will there be an OCIP on the project? Need to know as it affects our pricing part of the proposal. Please advise.

A: Yes, OCIP will be part of this project.

33. Are you going to require a bond for the phase 1 design and preconstruction services? I ask because on page 28, I don’t see where it states to include bond pricing in this phase.

A: No, but please 2.6 for errors and omissions insurance requirement for design services.

34. On Page 29, section e for bonds, you state to calculate the bond by the sum of the direct costs, general conditions & OH&P but not by the sub bond or contingency costs. Any amounts included in our contract will be used to calculate our total bond cost. Should the bond cost be

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calculated on the total of all items?

A: Yes.

35. We assume that multiple copies of the full size renderings are not required, please confirm.

A: Yes, 8 sets

36. Page 13, Section 5.10.10

While bidding the project to come up with the GMP, this sections talks about receiving bids and “bid openings”. Are you expecting these to be public openings at a location within the school. Or just a set time and date at our office, where bids are submitted and reviewed internally by our team?

A: The “bid opening” process will be determined post Design-Build Services award.

37. In addition to the question as to whether all architectural firms submitting as part of DBE teams had to attend the mandatory pre-proposal mtg. on 5/5, we would like to know if the architectural firms and/or general contracting firms have to be prequalified with MCCD in order to submit an RFQ/P.

A: No, there is no pre-qualification process with MCCD at this time.

38. We have come to find that Aquatic Design Group performed the design/consultation work for the College of Marin on the previous pool project that has since been folded into this project. Pursuant to section 11.34 of the RFP and PCC 10365.5, I am assuming they will not be allowed to participate as a DBE team member for this project as it is in direct conflict with these sections. Similarly, same should be the case with ESL architects.

A: ESL is not excluded from participating in the DBE team. See response to question 6. Aquatic Design Group is not precluded from participating in the DBE team as Aquatic Design Group has not had any involvement in the preparation of the RFP or the development criteria. None of the documents that comprise the RFP are based on work product prepared by Aquatic Design Group. Aquatic Design Group is no longer a consultant to the College.

39. Please confirm that the requirements listed on page 27 of the RFP , Tab 9 Design Sketches governs the requirements for designers to submit by May25th.

A: Please see answer to addendum # 2, question 1.

40. Please consider extending the project experience requirements from 5 years to 8 years of in excess of \$15M for the Building Center Project Experience section.

A: The project experience requirements will not be extended.

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41. Please confirm what utilities will be provided to the D/B entity for use during construction.

A: The DBE firm will be required to provide all temporary utilities required for construction and associated services. If utilizing existing utilities, the DBE firm will be required to install temporary meters and responsible for payment of usage.

42. Please explain what BIM model format as-builts and specifications mean as mentioned in 3.19.1 of General Conditions.

A: Any changes in design during construction are required to be reflected in the as-built set. This includes updating the electronic file, not merely redlining the drawing. The proposer shall nominate if they intend to use AutoCad or Revit as part of their proposal.

43. I know in the pre-conference meeting, we were told that the geotechnical services were being done currently by the owner for this project.

I don't see this stated anywhere in the documents. Can you please advise if this is accurate that the geotech is NIC?

A: GeoTech is NIC

44. Our firm is not on the list of pre-qualified firms for on-call services with College of Marin, are we eligible to pursue the New Miwok Center as part of a design build team?

A: Yes you are eligible. The on call list for architect firms has no part in this selection process.

Acknowledge receipt of this addendum by signing and submitting along with your submittal which is due only between 12:00pm and 2:00pm on May 25, 2017 to Mayra Ramirez, Buyer (Measure B Bond), 1800 Ignacio Blvd. Novato, CA 94949.

Name of Company: _____

Signature of Individual authorized to sign for company: _____

Name Printed: _____

Date: _____