

**REQUEST FOR PROPOSALS For  
LEASE-LEASEBACK PRECONSTRUCTION & CONSTRUCTION  
SERVICES for the  
Hillview Junior High School  
Replacement Campus Project**

**Addendum No. 2**

Date: Tuesday, November 29, 2022

The Following Changes, deletions, additions, and/or alterations in, on and to the drawings and specifications shall apply to proposals made for and to the execution of the various parts of the work affected thereby.

Careful Note of This Addendum shall be taken by all parties of interest so that the proper allowance may be made in all computations, estimates and contracts, and all trades affected shall be fully advised in the performance of the work which will be required of them.

In Case of Conflict between Drawings, specifications, and this Addendum, this Addendum shall govern. This Addendum supersedes all previous drawings, specifications, and instructions pertaining to these items.

I. DRAWING CHANGES:

**NONE**

II. SPECIFICATIONS CHANGES:

**NONE**

III. NEW DRAWINGS ISSUED WITH THIS ADDENDUM:

**NONE**

IV. NEW SPECIFICATIONS ISSUED WITH THIS ADDENDUM:

**NONE**

V. CLARIFICATION:

1. See listed below ten (10) Questions received from one of the potential RFP respondents, with the District's response to each question shown in **bold green ink**.

1. The RFP states that we are to deliver one original, and 3 copies OR email our RFP response. Which is preferable to the District? **Hard copies are preferable, unless it creates a hardship to deliver them to our offices.**

2. The Price Proposal due with the RFP asks for an hourly rate for preconstruction services. The hourly rate provided would depend on the additional service not already included in our NTE \$ amount for preconstruction services that you are requesting. Chief Estimator rates vs. General Superintendent or Superintendent rates vs. subcontractor site exploration rates, etc.

Please provide more clarification so that we can price this for you appropriately or we suggest that if chosen as the GC, anything beyond the scope of the preconstruction services noted in the RFP or facilities lease, be negotiated at that time. **Your company's suggestion for this is okay with the District.**

3. The schedule requirements in the facilities lease state that cost and resource loading are required (see attached). We suggest eliminating this requirement to save costs for a project of this size. **This requirement stands as stated.**

4. The insurance requirements in the Facilities Lease (see attached, Item 3.17) state that "All Risk" Builder's Risk is required, but it doesn't specifically list earthquake and flood as required coverages. Please let us know if earthquake and flood are required. **"All Risk" means exactly what it says. Therefore, earthquake & flood insurance is required.**

5. If earthquake and flood are required, please let us know if full earthquake and flood in the amount of \$55M is required. **Yes, full earthquake & flood insurance is required.**

6. In order to request builder's risk and/or earthquake/flood quotes from our insurance broker – we will need the framing type(s) of each building. The plans extracted from the RFP Addendum #1 do not have framing types. (Example: Admin/Classroom Bldg. 73,315 sf, 50% CMU / 50% structural steel and so on per building). Please provide per building at your earliest convenience. **All new buildings will be 100% Structural Steel & Steel Studs.**
7. Please also confirm that the total square footage of the new buildings in Exhibit A are accurate. We will need exact sf of each building in order to request builder's risk and/or earthquake/flood quotes. **The noted square footages are correct & accurate as they can be at this time. Only the new Gym. & Locker Rooms Bldg. may change in size, in the future, but not by much.**
8. Our experience has shown us that builder's risk and earthquake/flood insurance costs could fluctuate quite a lot from time of RFP to start of construction in June 2023 (increase or decrease). With this in mind, we request the ability to quote both of these separately from the Fee % - as \$ amounts instead. We also request the ability to requote both prior to bid – if chosen as the GC, in order to more accurately capture the true cost of each for the District (increase or decrease). **Your company's requests are acceptable to the District.**
9. Could you provide your guesstimate of the cost for each of the new buildings? **Total Project Construction Cost is set @ \$55,000,000.00 not to exceed.**
10. In the Reference Interview Portion of the RFP it states that “Each Reference will be asked the following identical set of questions”, however, no references have been requested as part of our RFP. Please let us know what references you will be checking or if you would like us to provide some project reference sheets as part of our RFP. **Please re-read Paragraph F. Interview Portion under the Selection Process heading, which calls for contacts (references) from at least two (2) completed similar type Projects. This information shall be included within your company's Proposal.**

VI. ATTACHMENTS:

**NONE**

END OF ADDENDUM