



COUNTY OF ALAMEDA

ADDENDUM No. 1

to

Request for Qualifications

GSA Project #13023

**Cherryland Community Center
Construction-Manager-at-Risk Services**

July 14, 2016

This County of Alameda, General Services Agency (GSA), RFQ/P Addendum has been electronically issued to potential bidders via e-mail. E-mail addresses used are those in the County's Small Local Emerging Business (SLEB) Vendor Database or from other sources. If you have registered or are certified as a SLEB, please ensure that the complete and accurate e-mail address is noted and kept updated in the SLEB Vendor Database. This RFP/Q Addendum will also be posted on the GSA Contracting Opportunities website located at http://www.acgov.org/gsa/purchasing/bid_content/ContractOpportunities.jsp.

DUE DATE:

~~July 29~~ **August 9**, 2016 by 2:00 p.m.

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The following Sections have been modified to read as shown below. Changes made to the original RFP document are in **bold** print and **highlighted**, and deletions made have a ~~strike through~~.

Section I. D. (update of hyperlink to project documents)

STATUS OF PROJECT DESIGN

The design documents, consisting of design drawings and specifications, have been prepared by the architect-engineering (A-E) team headed by **Noll & Tam Architects**. The design documents are at approximately seventy-five percent (75%) construction documents. These, and all project documents referenced in this RFQ, are available for download at:

~~<http://onedrive.live.com/redirect?resid=804A581F627962A4!4661&authkey=!AixqmUBePqhFJM&it hint=folder%2e>~~

https://www.dropbox.com/sh/59iobjlnji1u80l/AACQtUv7Y6TuWJ8Nq6mc2_UHa?dl=0

Other documents available for review in the preparation of a SOQ are: the County's geotechnical report, the Project's EIR documents and the Draft Site Remediation Plan (the scope of which is not within the CMR's Contract). These documents are for reference only. The County expects the selected CMR to review those documents during the Preconstruction Phase to ensure it fully understands the Project's Scope of Work and to confirm it can construct the Project for the Contract Price within the Preliminary Project Schedule.

The A-E team have also initiated discussion with Alameda County Fire Department (ACFD) with an initial fire/life safety review. Conditions of approval and deferred submittal requirements will be summarized in upcoming Addendum.

Section IV. I. (clarification of calculation for General Conditions)

2. **Preliminary Construction Services Proposal.** Firm shall provide a preliminary proposal to perform the Construction Phase Services for the Project, by providing Firm's charge to the County for the following items. The County understands that some of these amounts may change based on Firm's more detailed analysis of the Project.
 - a) **General Conditions:** Utilizing the following table, **Review all the items in Exhibit "C" – CMR'S General Conditions Table to see all the items that the County considers to be components within the CMR's General Conditions. Add to that your Firm's insurance and bond costs as indicated below. Based on all of those components,** provide as a **full Project lump sum amount**, Firm's total charge for its General Conditions in its performance of the Work of the Project. **Total from this calculation is to be listed in table for Step 4 of Evaluation, outlined in Exhibit D.**

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Total of CMR’s General Conditions in its performance of the Work, which is the sum of all items in Exhibit “C” – CMR’S General Conditions Table (“General Conditions in its performance of the Work”) and the items detailed below. \$ _____

- Labor Costs \$ _____
- Materials \$ _____
- Equipment \$ _____
- Temporary Facilities \$ _____
- Insurance (non-OCIP (Owner-Controlled Insurance Program)) \$ _____
- Bonds, not including Subcontractor bond or subcontractor default insurance costs. \$ _____
- [Other] _____ \$ _____
- [Other] _____ \$ _____

(1) Do **not** list the General Conditions as a percentage of **construction budget** Project costs.

(2) Firm must provide its total cost for **all** of the items indicated as “CMR’s General Conditions in its Performance of the Work” in the CMR’s General Conditions Table above.

(3) As additional information, Firm can indicate if it **Firm (1)** intends to have subcontractor(s) be responsible for some of the General Conditions items as part of the “Direct Cost of Work,” or if **Firm (2)** intends to include additional items as General Conditions. This additional information does not change Firm’s requirement to provide its General Conditions **based on the components indicated**, exactly as indicated in the CMR’s General Conditions Table based on the “CMR’s General Conditions in its Performance of the Work.”

b) **Overhead and Profit (“Fee”): Mark-up on Subcontractor Work:** Provide as a percentage of the amount for which **this fee** the mark-up applies. Firm shall provide a breakdown of the **single fee** mark-up **that will apply to Subcontractor-performed Work, CMR self-performed Work, and all fee(s), overhead, profit, or similar charge(s).** or any information that will assist the County’s evaluation of this proposed item. Firm shall not increase the proposed mark-up provided in its SOQ. If selected by the County, Firm’s proposed mark-up set forth in its SOQ shall be used **as**

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a set, lump sum amount in its Contract with the County for the Project and will not be increased.

- ~~e) **Mark-up on Direct Costs for Self-Performed Work:** Provide as a percentage of the amount for which the mark-up applies. Firm shall provide a breakdown of the mark-up or any information that will assist the County’s evaluation of this proposed item. Firm shall not increase the proposed mark-up provided in its SOQ. If selected by the County, Firm’s proposed mark-up set forth in its SOQ shall be used as a set, lump sum amount in its Contract with the County for the Project and will not be increased.~~
- ~~d) **Fee:** If Firm intends to charge a fee, overhead, profit, or similar charge in addition to the “mark-ups” indicated above, please state what that charge is as a percentage of the amount for which the mark-up applies. Firm shall not increase the proposed fee provided in its SOQ. If selected by the County, Firm’s proposed fee set forth in its SOQ shall be used as a set, lump sum amount in its Contract with the County for the Project and will not be increased.~~

c) Other Costs: Any other costs, fees, or charges Firm intends to charge the County to perform the Work of the Project. Firm shall not increase the proposed costs provided in its SOQ. If selected by the County, Firm’s proposed costs set forth in its SOQ shall be used in its Contract with the County for the Project.

3. The County will use BOTH the Fee for Preconstruction Phase Services and the Preliminary Construction Services Proposal in Step 4 of the County’s Evaluation Process to determine the Best Value Score. See Exhibit D for detailed breakdown.

from RFQ-Exhibit C (clarification of components of Step 4)

STEP 4 – Determination of Best Value Score

1. Following Step 3, the County Selection Committee shall evaluate the Firm’s Fee for Preconstruction Phase Services and the Preliminary Construction Services Proposal from each Firm completing Step 3 to derive the Firm’s Best Value Score.
2. The Best Value Score shall be the Total Proposed Cost (calculated as indicated below based on the Firm’s Professional Fees and Preliminary Proposal) divided by the total qualification points from Step 3.

Total Proposed Cost ÷ Total Qualification Points from Step 3 = Best Value Score
OR

$$\frac{\text{Total Proposed Cost}}{\text{Total Qualification Points from Step 3}} = \text{Best Value Score}$$

Fee Item	Fee Percentage (Fee as % of Prelim. Const. Budget)	Amount (Fee % multiplied by Prelim. Const. Budget)

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<u>Fee for Preconstruction Phase Services</u>		\$ _____
<u>General Conditions</u> – see section IV.I of RFQ for breakdown		\$ _____
Markup on Subcontractor Work (multiplied by 95% of the County’s preliminary construction budget)		\$ _____
Mark up on Direct Costs for Self Performed Work (multiplied by 5% of the County’s preliminary construction budget)		\$ _____
Overhead and Profit (“Fee”): Fee (percentage multiplied by the County’s preliminary construction budget)		\$ _____
<u>Other Costs</u>		\$ _____
Total Proposed Cost		\$ _____

3. The County shall compare each Firm’s Best Value Score to the other Firms completing Step 3 and the County shall select the Firm with the *lowest* Best Value Score, if it selects any Firm.
4. **Definitions for each Item in table above are defined in section IV.I. of the RFQ.**
5. **Preliminary construction budget is defined in section I.C. of the RFQ.**

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Section I. L. (update of Calendar of Events)

Calendar of Events. The dates, times and locations below are subject to change by the County at its discretion. All Firms should regularly check the following website for any changes to this calendar:

http://www.acgov.org/gsa_app/gsa/purchasing/bid_content/contractopportunities.jsp

Event	Date/Location
RFQ Issued	JUNE 24, 2016
MANDATORY 1st Networking/RFQ Conference Attendance at one of the conferences is required	JULY 6, 2016 / 11 AM, 1111 JACKSON ST., OAKLAND, CA ROOM 226
MANDATORY 2nd Networking/RFQ Conference Attendance at one of the conferences is required	JULY 7, 2016 / 1 PM, 1111 JACKSON ST., OAKLAND, CA ROOM 226
Emailed-Written Questions Due	JULY 13 JULY 21 , 2016 / 2 PM
Final Addendum Issued	JULY 14 JULY 26 , 2016
<u>Sealed SOOs Due</u>	JULY 29 AUGUST 9, 2016 / 2 PM, <u>1401 LAKESIDE, ROOM 900, OAKLAND, CA</u>
Evaluation Period Ends	AUGUST 18 AUGUST 25 , 2016
Interviews	SEPT 1 – SEPT 7, 2016 SEPT 8- SEPT 13, 2016
Board Decision on Firm (Planned)	OCTOBER 4, 2016

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Exhibit D . (clarification of Scoring breakdown)

Scoring

The following table indicates how the County will score the SOQs and the Firms from Step 1 through Step 3. Only Firms that receive the minimum qualification points as required at each step will move to the next step. **Please note:** (i) the minimum qualifications points required to proceed to Step 3 are the combined points received in Step 1 and Step 2 and (ii) the qualification points of all Firms proceeding past Step 2 will be “reset” to zero when entering Step 3.

STEP 1 – Scoring of SOQ Responses and Responses to Questionnaire	Step 1A	Score from responses to RFQ Questions (maximum possible qualification points: 160). See section IV.H. of RFQ for a more detail for each question below.
	Step 1B	Score from Questionnaire , <i>not</i> including references (maximum possible qualification points: 60).
	<p>Minimum Qualification Points Required in Step 1 for Firms to Proceed to Step 2140</p> <p>The County will call references only for Firms with a minimum score of 140 qualification points after Step 1 (total maximum possible qualification points at the end of Step 1 is 220).</p>	
STEP 2 – References	Score from calling References (maximum possible qualification points: 130).	
	<p>Minimum Qualification Points Required in Step 1 and Step 2 COMBINED for Firms to Proceed to Step 3230</p> <p>After combining Firms’ scores from Step 1 and Step 2, the County will interview only Firms with a minimum score of 230 total qualification points (maximum possible qualification points at the end of Step 2 is 350).</p> <p>Qualification points earned by Firms in Step 1 and Step 2 will be set aside and the qualification points for each Firm that makes it past Step 2 will be “reset” to zero for Step 3.</p>	
	<p>SMALL LOCAL EMERGING (SLEB) BUSINESS PREFERENCE A Firm that is certifiable Local shall receive an additional 5% Bonus, based on the Firm’s combined total of Steps 1 & 2.</p>	
	<p>A certified SLEB Firm shall receive an additional 5% Bonus, based on the Firm’s combined total of Steps 1 & 2.</p>	

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	<p>Qualification points earned by Firms in Step 1 and Step 2 will be set aside and the qualification points for each Firm that makes it past Step 2 will be “reset” for Step 3.</p>
<p>STEP 3 – Interview Scoring</p>	<p>Score from Interview (maximum possible qualification points: 100).</p> <p>Local and SLEB Bonus. The County shall provide additional points equaling 5% of a Firm’s points after Step 3 to each Firm that is local and an additional 5% of a Firm's points after Step 3 to each Firm that is a certified SLEB.</p>
<p>STEP 4 – Determination of Best Value Score</p>	<p>Determined by dividing the Firm’s Total Proposed Cost by the Firm’s total qualification points from the Step 3 Interview.</p>

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Responses to Written Questions and Questions raised at Meetings

Q1) Link to documents in section I.D. of RFQ does not work – please advise.

A1) Link has been updated to:

https://www.dropbox.com/sh/59iobjlnji1u80l/AACQtUv7Y6TuWJ8Nq6mc2_UHa?dl=0

Q2) Contract indicates Builder's Risk is not to be included – why not?

A2) This is an Owner-side cost.

Q3) If included, how and where should it be include in the GC costs?

A3) Not applicable.

Q4) In order to establish costs for insurance and bonds, should we use project value of \$15 million?

A4) Yes, preliminary construction budget is established as \$15 million.

Q5) Please clarify the mandatory Site visit

A5) While the site is secured, both parcels are easily accessible and reviewable from sidewalks. Site visit is not mandatory. However, a site walk will be arranged for parties interested to take a closer look at the property. All firms that signed in at the pre-proposal meetings will be notified of the date and time of the site walk. Also, the Meek Estate Parking lot is accessible from sunrise to sunset every day.

Q6) Please clarify how the 20% SLEB requirement is calculated?

A6) A minimum of 20% of the total preconstruction fee shall be confirmed paid to a certified SLEB firm.

Q7) Meek Park is described as an active and public park. Could there be conflicts with public events? How could this be mitigated? Can parking area be used for staging?

**A7) The park has reserved areas that are easily managed through scheduling by HARD. Nonetheless, the walk-on use of the park will need to be addressed as with any public to an adjoining construction area.
The parking area could have some construction staging. The extent and logistics will need to be negotiated with HARD and project team. But construction of the parking lot cannot occur during the busy summer and/or early fall months.**

Q8) Please clarify which bonds and insurances need to be accommodated, as noted on page 15 of RFQ.

A8) Required Bonds and Insurances are outlined in the project specifications. Also, project is a standard public project and not addressed by an OCIP. Both bonds and insurance are

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accommodated into the combined calculation for General Conditions, as outlined in section IV.I. of the RFQ.

Q9) Is a Bid Bond required?

A9) Not required between the County and CMR as there is no bidding in the preconstruction phase. There will be bidding, by CMR, to subcontractors at the end of the professional services phase of the contract. CMR may elect for bid bonds with subcontractors, but not required by the County.

Q10) Please clarify how Subcontractor markup is to be represented in the fee calculation in Step 4 of evaluation.

A10) See above clarification of Step 4 in Exhibit C of the RFQ. Definitions of calculation is also updated above, for section IV.I. of the RFQ. The prior two mark-ups have been consolidated into a single percentage. CMR will calculate their percentage against the preliminary construction budget, which is to be \$15,000,000, as noted in section I.C. of the RFQ.

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RFQ# 13023 Construction Manager at Risk for Cherryland Community Center
MANDATORY PRE-SUBMITTAL NETWORKING CONFERENCE SIGN-IN SHEET

Held on July 6, 2016

**1111 Jackson St.
OAKLAND, CA**

Blank fields below indicate no information provided

Company Name & Address	Contact	Phone	E-mail	SLEB	Certif. SLEB	Local	MBE	WBE	MWBE	Prime	Sub-Cont	Type
Turner Construction Company 300 Frank H. Ogawa Plaza #510 Oakland, CA 94612	Ash Puri	P: 510-301-9256 F: 510-267-0787	apuri@tcco.com	N	N	Y	N	N	N	Y	N	General Contractor
Vila Construction 590 South 33rd St Richmond, CA 94804	Henry Vila	P: 510-236-9111 F: 510-236-4979	henry@vilaconstruction.com	N	N	Y	N	N	N	Y	N	General Contractor
Microestimating, Inc 850 South Van Ness Ave #26 San Francisco, CA 94110	Henry Tooryani	P: 925-989-5556 F: 415-821-0363	htooryani@microestimating.com								Y	Microestimating & Preconstruction
Thompson Builders Corp 250 Bel Marin Keys Blvd, Bldg A Novato, CA 94949	Michel Sagredo	P: 415-456-8972 F:	michels@tbcorp.com							Y		General Contractor
Alten Construction 720 12th St Richmond, CA 94801	Erik Andresen	P: 510-234-4200 x15 F: 510-234-4221	bids@altenconstruction.com			Y				Y		GC, CONC, Frame
Clark Sullivan Construction 2024 Opportunity Dr #150 Roseville, CA 95678	David Eynon	P: 916-915-2691 F: 888-510-3055	david@clarksullivan.com	N	N	N	N	N	N	Y	N	Prime Contractor
XL Construction 851 Buckeye Ct Milpitas, CA 95035	Tim Johnson	P: 408-592-8049 F:	tjohnson@xlconstruction.com			Y				Y		
XL Construction 851 Buckeye Ct Milpitas, CA 95035	Aimee Hallgrimson	P: 408-476-0942 F:	ahallgrimson@xlconstruction.com			Y				Y		

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MANDATORY PRE-SUBMITTAL NETWORKING CONFERENCE SIGN-IN SHEET

Held on July 7, 2016

**1111 Jackson St.
OAKLAND, CA**

Blank fields below indicate no information provided

Company Name & Address	Contact	Phone	E-mail	SLEB	Certif. SLEB	Local	MBE	WBE	MWBE	Prime	Sub-Cont	Type
Microestimating, Inc 850 South Van Ness Ave #26 San Francisco, CA 94110	Henry Tooryani	P: 925-989-5556 F:	htooryani@microestimating.com	Y	Y	N	N	N	N	N	Y	Microestimating, Preconstruction, Estimating
XL Construction 851 Buckeye Ct Milpitas, CA 95035	Craig Ellis	P: 925-984-1555 F:	cellis@xlconstruction.com	N	N	N	N	N	N	Y	N	General Contractor
Construction Management West 337 17th St #205 Oakland, CA 94612	Lionel Recio	P: 415-518-0819 F: 510-834-7101	lionel@cmwest.com	Y	Y	Y	N	N	N	N	Y	PM, CM, Cost Estimating
Arbor Building Group 3650 Mt. Diablo Blvd #200 Lafayette, CA 94549	Richard Dunn	P: 925-299-8753 F: 925-299-8769	rdunn@arborbuildinggroup.com							Y		CM
Kanler, Inc 2172 Staunton Ct Palo Alto, CA 94306	Rajar Agarwal	P: 650-384-5239 F:	rajar@kanler.com	Y	Y	Y		N		Y		
Griffin Structures Incorporated 1850 Warburton Ave #120 Santa Clara, CA 95050	George Sanen	P: 415-858-8582 F:	gsanen@griffinholdings.net							Y		
JUV Inc 7901 Oakport St #2700 Oakland, CA 94612	David Gruzman	P: 510-836-1300 F: 510-777-9203	david@juvinc.com	Y	Y	Y	N	N	N	Y	N	GC