

**RFP for Lease-Leaseback Construction Services for
SCUSD Central Kitchen – Phase 1**

**Questions & Answers
January 12, 2018**

- 1) Question: Per page 9 (Section IV.E), we are to include a “Designated Subcontractor List” with our proposal. There does not appear to be a form provided in the RFP for this requirement. How should we present this information? What organizational information would the district like included for each subcontractor? Also, could some clarification as to the intent of the “Designated Subcontractor List” be provided? Such as bidding requirements after award to the general contractor which listed them.

Answer: The formatting of the "Designated Subcontractor List" is at the proposer's discretion. It may include the subcontractor name, address, contractor license number and portion of work on the project. The bidding requirements for subcontractors are stated in the RFP in Section III.F (page 8). After award, changes to the subcontractor list can be made with approval by the district.

- 2) Question: The RFP states, “...the District will be paying Contractor for its construction and financing through monthly lease payments that will extend beyond completion of the construction by no more than twelve (12) months. Q: What is the lump sum principal amount (“Financed Amount”) intended to be financed for the referenced maximum term?

Answer: Finance amount will be part of negotiations once a general contractor has been selected.

- 3) Question: The RFP further states, “The rate will be determined on the date of contract award equal to the current Bank of America prime interest rate, not to exceed 4.0%”. It is noted the Bank of America prime interest rate was set at 4.0% on 3/16/2017, is 4.50% as of 12/13/2017, may be subject to further change before the District’s award of contract on 2/15/2018, and may be subject to change (several times) before the actual commencement of the financing term nearly one (1) year thereafter (a Notice-to-Proceed of 4/26/18 plus a construction duration of 287 calendar days = 2/07/2019). Q: Is the intended rate 4.0%, the current Bank of America prime interest rate on the date of contract award, or otherwise?

Answer: The rate will be as stated in the RFP. If the Bank of America prime interest rate is higher than 4.0% at award the interest rate will be 4.0%.

- 4) Question: The LLB and Sublease templates indicate withholding of 5% retention from Sublease payments, which appears to be in addition to the “Financed Amount”. Q1: Is holding of retention from the Contractor the District’s intention, or will the “Financed Amount” be in lieu or retention? Q2: If the former, is retention intended as 5% per LLB and Sublease or 10% per General Conditions?

Answer: 5% Retention will be held from sublease payments.

- 5) Question: The RFP includes a milestone/payment Schedule and requests a lump sum for preconstruction services. The Schedule indicates the 50% CD Phase completing by 12/18/17 (which appears to nearly align with the Plans & Specs in Addendum #1), and the 100% CD Phase completing by 1/29/18. Q1: With the District intending to award a Contractor on 2/15/18 and with 100% CD’s completing 1/29/18, it is implied the Contractor’s entry point for preconstruction services will be at the 100% CD phase for all three (3) Scope Areas (“Transportation Facilities Work”, “Renovated Warehouse Work”, and “Grounds Facilities Work”), is this correct? If so, it would be understood any earlier preconstruction phase deliverables would be time barred and do not apply to Contractor (DD phase, 50% CD phases; Item A.6), is that correct? Q2: Accordingly, should the constructability review be revised to occur at the 100% CD phase in lieu of 50% CD phase (Item A.6.6)?

Answer: The 100% CD's are to be submitted by 1/29/18 for both the Transportation and Central Kitchen Inc 1 work. DSA Access approval is scheduled by 3/30/2018. Third party review is also aligned for this time frame. Therefore, the constructability review should be expected to occur at the end of the 100% CD phase.

- 6) Question: The RFP asks the Contractor to procure the services of a pre-engineered building manufacturer to work with the Architect to prepare design drawings and calculations. Q: With the Contractor being awarded some weeks after the 100% CD Phase is complete (100% CD's complete 1/29/18, award is made 2/15/18), can the scope and schedule expectations of this procurement process please be articulated more clearly?

Answer: The Premanufactured Metal Building is a deferred approved item which will need to be designed, detailed, calculated, reviewed and approved after award by the independent 3rd party reviewer.

- 7) Question: The RFP notes to include a "Designated Subcontractor List". Q: Since subcontractor evaluation/selection is not a condition of this RFP at this time and will be later determined by a bid process, will a "Designated Subcontractor List" be required to be submitted w/ Contractor's RFP response?

Answer: Yes, as stated in the RFP your proposal must include a designated subcontractor list. After award, changes to the subcontractor list can be made with approval by the district.

- 8) Question: Is \$21 MM the District's "construction cost estimate/construction budget", or total project cost (including soft costs)? If the latter, what is the former?

Answer: \$21 million is the construction cost estimate and does not include soft costs.

- 9) Question: Can a web-site link to the applicable PLA please be provided?

Answer: The link to the District's PLA is <http://www.scusd.edu/pod/project-labor-agreement-0>

- 10) Question: The RFP implies some non-material revisions or alterations to the contract templates may be entertained by the District. May any Contractor proposed revisions be included in an appendix to the Contractor's RFP response?

Answer: Yes, any contractor proposed revisions may be included with the RFP response. Revisions/alterations submitted with the RFP will not be automatically approved, those terms would still be subject to separate negotiations after award.

- 11) Question: Addendum #1, Plan Sheet A10.03 notes, "HMC Standard Details may be found in Content Studio Application", is this detail information available for Contractor's reference?

Answer: Complete details will be included in the 100% CD submittal.

- 12) Question: Addendum No. 1 says the file, "Kitchen_100SD_2017-10-31_SIGNED.PDF" should be replaced in its entirety. Q: Through the Site Walk, it is understood the new kitchen proper will be in a later phase of work (presumably Phase 2) and is not intended for this RFP, so should the reference say "delete in its entirety" since a new file does not appear to have been provided with the Addendum?

Answer: Kitchen_100SD_2012-10-31_SIGNED.PDF was replaced by items 2 and 3 of Addendum No. 1.

- 13) Question: At the mandatory site walk on 12/21/18 it was mentioned the District intends to route the all three (3) Scope Areas through DSA for Access Compliance only, and the balance of review disciplines (including Structural and Fire/Life Safety) would be performed by a 3rd party reviewer arranged by the District. Additionally, the District intends to route the Renovated Warehouse Work through the Health Department. Q: Is the foregoing understanding correct?

Answer: Yes.

14) Question: At the mandatory site walk on 12/21/18 it was mentioned there may be an expectation to phase the construction (although it does not appear to be disclosed in the RFP). Specifically, the construction of the Renovated Warehouse Work should be anticipated from 4/26/18-8/10/18, Grounds Facilities Work anticipated from 4/26/18-8/10/18, and the Transportation Facilities Work from 4/26/18-2/15/19 (end date intended as 2/07/19, 287 days from a 4/26/18 NTP?). Q: Is the foregoing understanding correct?

Answer: These dates are correct.

15) Question: What is the proposed rate for Liquidated Damages for the project?

Answer: Currently liquidated damages for contracts over \$10,000,000 are \$5,000 per day.

16) Question: General Conditions Template, Page 79-80, Articles 11.1.1, 11.1.2: This provision requires insurers to be "Admitted carriers with a financial rating of at least A+, Class XII". Q1: Will carriers "Authorized" to do business in California be alternatively acceptable to the District? Q2: Will the District consider a minimum carrier rating for subcontractors of A-VII, and allow the use of California State Compensation Fund for Workers Compensation (not rated)?

Answer: Insurance requirements can be discussed with the District after award of the contract.

17) Question: General Conditions Template, Page 80, Article 11.1.3: This provision allows the District the option of having the Contractor procure and maintain its insurance. Q: If such a policy is intended (for existing building structure, or otherwise), please provide additional information like the approximate value of the existing structure, construction type, or other pertinent information.

Answer: We do not have information about the valuation of the existing buildings.

18) Question: In regards to the lockers per section 10 51 13 2.04 is calling out for single and double tier lockers five box heights, but there is nothing shown on the plans for their lay out. Will there be an additional addenda sent out for this with a floor plans and elevation of the lockers in the breakroom, and locker rooms?

Answer: No lockers in this increment for Central Kitchen/Warehouse.

19) Question: Other than the Food Service Sheets (FS-100 thru FS-504), I could not locate any specifications concerning the Refrigeration Equipment, the Freezer and Cooler Panels and Refrigeration Doors. What is shown on the drawings is not sufficient to provide an accurate bid. There are no dimensions for the Freezer and Cooler and the Floor square footage is listed differently on different sheets. There are four Freezer Evaporators shown on some sheets and three on others. The Model Numbers listed on the "Equipment Schedule" for the Evaporators and actually Compressor Model Numbers. Is Omni Team, Inc. providing the Refrigeration Equipment direct to the School District or through the Installing Refrigeration Contractor? Are alternate Refrigeration Systems acceptable? Imperial Brown is the Specified Freezer and Cooler Manufacturer, is alternate manufacturers acceptable? Please clarify.

Answer: For the refrigeration information, the specs for the walk-ins were part of our written specifications that were sent with our coordination set on 12/21. The refrigeration rack itself has specification guidelines in our written specs under the boiler plate section 2.8 and they can also refer to sheet FS-503 for more information on the rack.

For the evaporator coils, it has already been pointed out that they are shown as different quantities on sheets and we are correcting this. I will also make sure the model numbers are correct on the schedule for the evap. coils. These pieces of equipment should be purchased by the KEC and alternates are acceptable but the need to match our written specification to make sure needs of the school and structural needs are met.

20) Question: Per print E1.01, wire size is #8 and with that size voltage drop on last GFCI is around 14.5% at 20-amp load. Should we follow engineer calculations?

Answer: Wire size will be revised by the Architect.

21) Question: Per print E6.01 Fixture schedule, fixtures S1, S2, S3, S4 are 120V, Panel schedule "H1" is 480/277V. What voltage to take as correct voltage?

Answer: Light fixtures S1, S2, S3, S4, and W1 voltage shall be 277V.

22) Question: In room #120, page E2.10 fixtures are not labeled. What type fixtures are in room #120?

Answer: These are light fixture type "C."

23) Question: Sheet E5.01 Shows Panel EVC, Missing Information for Panel "EVC"/ Missing location for Panel "EVC" on the power drawings, please advise type of panel and location of Panel.

Answer: Panel "EVC" is located on exterior wall of wash down building. See site plan. Panel schedule shown on E6.2.

24) Question: Sheet E5.01 Shows a future Inverter/Meter, Missing Information/ Location of the future Inverter Panel/Future Meter on the power drawings. Please advise type of Inverter Panel/Meter and location of Inverter Panel/Meter.

Answer: Future inverter space shown on roof and panel/meter space shown in electrical room.

25) Question: Sheet E1.01 Missing the SMUD Primary Underground Service Feed Schedule, please advise the type/size conduit.

Answer: SMUD primary feeder size and type unknown at this time.

End of Questions and Answers