



RFP for Lease-Leaseback Construction Services for Sutter HVAC Replacement

Questions & Answers January 25, 2018

- 1) Question: The RFP does not appear to direct Contractors to the District's intended contract templates for LLB, Sublease, Site Lease, and General Conditions. Are these documents available via web-link or otherwise? We have copies of some templates from another district RFP (Central Kitchen – Phase 1), which is the context of some of the questions hereafter, but do not wish to presume those templates apply to this project.

Answer: The templates for lease-leaseback agreements can be found at www.scusd.edu/contracts-department. The general conditions can be found at www.scusd.edu/construction-projects.

- 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. What is the lump sum principal amount ("Financed Amount") intended to be financed and what is the intended term?

Answer: The amount financed will be negotiated after award.

- 3) Question: The Sublease states the financed principal shall be, "at an interest rate equal to the current Bank of America prime interest rate of 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 2/01/2018, and may be subject to change (several times) before the actual commencement of the financing. 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". Is holding of retention from the Contractor the District's intention, or will the "Financed Amount" be in lieu or retention? 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 notes to include a "Price Proposal." Is there a district form intended and available for this information?

Answer: No, the district has not provided a form for the price proposal.

- 6) Question: The RFP notes to include a "Designated Subcontractor List." Is there a district form intended and available for this information?

Answer: No, the District has not provided a form for the designated subcontractor list.

- 7) Question: Is \$5.5 MM the District's "construction cost estimate/construction budget", or total project cost (including soft costs)? If the latter, what is the former?

Answer: \$5.5 million is the construction cost estimate.

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

Answer: The Project Labor Agreement can be found at www.scusd.edu/pod/project-labor-agreement.

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

Answer: Currently the liquidated damages rate for a contract more than \$4,000,000 and less than \$10,000,000 is \$3,500 per day.

10) Question: 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.

11) Question: General Conditions Template, Page 80, Article 11.1.3 allows the District the option of having the Contractor procure and maintain its insurance. 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 the value of the existing structure.

12) Question: The "Approved Contractor List" on the district's web-site was lastly updated 04/13/2016. Is a more current list available?

Answer: A real-time list of approved contractors can be downloaded at www.scusd.edu/contractor-prequalification.

13) Question: The Agenda from the mandatory pre-bid meeting on 1/10/18 included Section 3, "Schedule", which contains some information not disclosed in the RFP. Please confirm this schedule information is intended to be a condition of the RFP and disclose same via Addendum so the subcontractor bidding community may also be aware of the conditions.

Answer: The schedule from the pre-bid meeting agenda is a condition of the RFP.

14) Question: Section 26 00 00 para 1.1D refers to Divisions 26,27,28 of the specifications. Division 27 and 28 are not included. Will they be forthcoming in an addendum or are they N/A?

Answer: They are n/a.

15) Question: Section 26 00 00 para 1.3A says to obtain and pay for all permits and service charges required in installation of the work. Please confirm permits and permit values are not to be included in any contractors bid and they are owner provided.

Answer: No electrical permits or service charges have been identified. Generally speaking the District would be responsible for DSA, inspection and utility related permits/fees.

16) Question: Please specify the warranty/guarantee period. 1 year or 2 years?

Answer: Preferably 2 years.

17) Are there any liquidated damages? We couldn't find any specified.

Answer: Currently the liquidated damages rate for a contract more than \$4,000,000 and less than \$10,000,000 is \$3,500 per day.

18) Question: Can an MEP contractor who is not on the districts pre-qualified list be a 2nd tier subcontractor to an MEP contractor who is on the districts pre-qualified list?

Answer: Yes.

19) Question: Sheet A2.21 SN.01 (other sheets sim.) instructs bidders to assume 25 SF of VCT Flooring to patch at each location of demolished HVAC equipment, typical in all classrooms. Is there also vinyl cove base to account for in our bids at these locations? If so, how many LF? 4" or 6"?

Answer: No rubber base is required.

20) Question: Sheet A2.21 SN.02 (other sheets sim.) instructs bidders to patch concrete where anchors have been removed at existing HVAC units. Please confirm the product in spec 03 64 00, SikaTop 123 Plus, is the intended product for this application.

Answer: This will be addressed in Addendum No. 4.

21) Question: In the Kitchen in Building B (ref A2.1.1, E2.1.7, and E4.1.6) , there is going to be some saw cutting and patch of the existing floor for the electrical underground. Please provide the properties for the slab on grade concrete patch.

Answer: Refer to Addendum No. 1.

22) Question: On sheet A2.4.1 and A2.4.2, SN.08 and SN.07 respectively instruct bidders to coordinate with mechanical plans for location and to infill existing openings. This roof assembly appears to be a post-tensioned cast in place deck topped with rigid insulation, and a roofing membrane. Is detail 12/S1.1.1 the intended structural detail for these infills? Is there any required reinforcing and drilled epoxy doweling.

Answer: Yes, detail 12/S1.1.1 is the intended structural detail for those infills. Yes, there will be required reinforcing and drilled epoxy doweling at large openings. A detail will be provided in Addendum No. 4.

23) Question: Building C & D, via sheet note 12.186 on the reflected ceiling plans have horizontal louver blinds. Please provide a detail that portrays these blinds and their relationship with adjacent HVAC, ducting, ceiling, and glazing work.

Answer: Refer to Addendum No. 3 for revised scope.

24) Question: What size is the steel columns in the kitchen that get wrapped with metal stud furring and drywall?

Answer: This will be clarified in Addendum No. 4.

25) Question: Please provide specs for the corner guards at the new columns and GWB furring in the kitchen, details 11-13 on A8.1.2.

Answer: This will be addressed in Addendum No. 4.

26) Question: There is no division 6 Rough Carpentry specs. Please provide specs to outline work and material requirements for carpentry scope such as wood curbs, sleepers, levelers, bolts, lags, etc in details C/E7.1.1, A/E7.1.2, 3/M5.1, 5/M5.1, 6/M5.1, and noted 4x & plywood scope on sheet S2.4.0.

Answer: This information is on the drawings.

27) Question: Please provide details portraying the carpentry work noted on S2.4.0, blocking and plywood in and around the existing raised steel condenser platform.

Answer: Refer to Addendum No. 1 for revised scope.

28) Question: At the roof of building C, sheet S2.4.0 calls out additional roofing removal and replacement that the architectural complement, A2.4.2 does not reflect. Please clarify and make the drawings consistent, in harmony between design disciplines, to help improve the likelihood bidding demolition and roofing contractors capture the true and proper extent of scope applicable.

Answer: Refer to Addendum No. 3.

29) Question: Will classroom/school furnishings be removed from each room where work is happening?

Answer: No, the contractor is to move and put back.

30) Question: Is the elevator in Building D available for use during construction?

Answer: No.

31) Question: In classrooms where existing acoustical ceilings are largely NOT going to be touched and only light fixtures replaced, if there is existing asbestos containing spray applied insulation @ bottom of structure to remain (Ex A6.2.1 SN.05), when light fixtures are removed and dust on top of them is discovered, will that dust, and in the whole plenum from top of all ceiling tiles to underside of structure above, have to be abated?

Answer: NAL will be on site performing testing and air monitoring and District will rely on their recommendation as far as abatement goes.

32) Question: The pictures and elevations on A4.1.2 show a large area of the south elevation of building D having a sun shade said to remain per SN.08. Is it the design team's intent all glazing upgrades are limited to being performed from the inside?

Answer: Contractor will have to remove and replace sunshades because glazing cannot be performed from the inside only.

33) Question: Is nLight an approved equal for the lighting control manufacturer?

Answer: Unfortunately, we do not review substitutions at bidding time. It's the contractor's responsibility to determine if the substituted product he wants to bid is an equal to the specified. However, we can review the substituted product in the submittal process during construction.

34) Question: Sheet E4.1.1 shows the location of the existing MSB. I was able to get an escort into the room and looked at the MSB. It doesn't appear to be a space big enough to accept a 600 amp breaker. Please advise.

Answer: Please refer to Addendum No. 3.

35) Question: Section 2.16 refers to a Surge Protective Device where indicated at main service entrance. Can you be more specific as to the location?

Answer: In the spec, the provision of surge protection devices is only required if they are shown on the drawings. No surge protection devices are shown on the drawings.

36) Question: I noticed on builder's exchange that there is a prequal requirement. Usually this is for bigger contractors. Do we need this to bid?

Answer: Only General Contractors and MEP subcontractors need to be prequalified.

37) Question: Do you have a list of bidding GCs to send our bids to?

Answer: The sign-in sheet for the mandatory site walk is posted online at www.scusd.edu/rfp. Only GCs who signed in can bid on this project.

38) Question: Will this project be phased? If so, can you please provide this information or direct me to it?

Answer: Project is one phase. General Contractor to provide schedule for subs.

Proposals are due January 30, 2018 by 4:30 p.m.