

# ADDENDUM NO. 1

Date: April 07, 2017

**RFQ for  
Construction Management Services – 5 Year Pool  
SOCCCD - BID No. 350D**

South Orange County Community College District

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General-All project documents including contract documents, drawings, and specifications, shall remain unchanged with the exception of those elements added, revised, deleted, or clarified by this addendum.

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## 1-1 Changes to RFQ Documents

- 1-1.1 Change Submittal Information and Submittal Schedule Section, Request for Qualification Submittal Schedule – Bullet point #05:

From:

Deadline for written questions

April 17, 2017

To:

Deadline for written questions

April 17, 2017 **at 2 P.M.**

- 1-1.2 Revise the numbering in the Miscellaneous Section. Items #4 and 5 to be combined into one item as follows:

From:

4. The proceedings of the evaluation committee are confidential. Members are not to be

5. contacted by the proposers. All communication between proposers and the DISTRICT shall be through the contact information provided above for submitting RFQ materials.

To:

4. The proceedings of the evaluation committee are confidential. Members are not to be contacted by the proposers. All communication between proposers and the DISTRICT shall be through the contact information provided above for submitting RFQ materials.

- 1-1.3 Change Sample Agreement, ARTICLE 2, SCOPE OF CM'S SERVICES, Item # 2.9. Materials:

From:

**Materials.** CM shall furnish, at his/her own expense, all labor, materials, equipment, supplies and other items necessary to complete the services to be provided pursuant to this AGREEMENT. ~~Regulatory Requirements.~~

To:

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South Orange Community College District - BID No. 350D  
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**Materials.** CM shall furnish, at his/her own expense, all labor, materials, equipment, supplies and other items necessary to complete the services to be provided pursuant to this AGREEMENT.

1-1.4 Change Sample Agreement, ARTICLE 4, TERMS OF SERVICE, Item # 4.2.  
**Term:**

From:

**Term.** The construction time frame is anticipated for xx months. Services under this AGREEMENT shall be diligently performed by the CM for the anticipated construction timeframe plus xx months additional in the event of construction delay. The CM'S contract terminates at the earlier of the issuance to the DISTRICT of the final Certificate for Payment or **sixty (60) days** after the date of substantial completion of construction.

To:

**Term.** The construction time frame is anticipated for xx months. Services under this AGREEMENT shall be diligently performed by the CM for the anticipated construction timeframe plus xx months additional in the event of construction delay. The CM'S contract terminates at the earlier of the issuance to the DISTRICT of the final Certificate for Payment or **XX days** after the date of substantial completion of construction.

1-1.5 Change Sample Agreement, ARTICLE 4, TERMS OF SERVICE, Item # 4.3.  
**Extension. :**

From:

**Extension.** This term shall be extended at no cost to the DISTRICT as result of delays caused directly by CM actions. The term may be extended due to construction delay other than those delays caused by CM'S actions only in the event that the construction exceeds the anticipated completion by greater than **six or more** months.

To:

**Extension.** This term shall be extended at no cost to the DISTRICT as result of delays caused directly by CM actions. The term may be extended due to construction delay other than those delays caused by CM'S actions only in the event that the construction exceeds the anticipated completion by greater than **XX or more** months.

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1-1.6 Change Sample Agreement, ARTICLE 11, MISCELLANEOUS, Item # 11.15.  
**Communications. :**

From:

COPY

Dr. Debra L. Fitzsimons  
~~Vice President~~, Business Services  
South Orange County  
Community College District  
28000 Marguerite Parkway  
Mission Viejo, CA 92692  
[dfitzsimons@socccd.edu](mailto:dfitzsimons@socccd.edu)

To:

COPY

Dr. Debra L. Fitzsimons  
Vice Chancellor, Business Services  
South Orange County  
Community College District  
28000 Marguerite Parkway  
Mission Viejo, CA 92692  
[dfitzsimons@socccd.edu](mailto:dfitzsimons@socccd.edu)

1-1.7 Change Sample Invoice for Monthly Billings:

From:

Invoices for services shall be provided once per month and within **60** calendar days of performance of the services.

To:

Invoices for services shall be provided once per month and within **30** calendar days of performance of the services.

## 1-2 Questions and Answers

- Q1: The District's website lists two Construction Managers as part of the Facilities Planning staff. What is their current role? How would the roles differ from the CM'S hired through this contract?
- A1A: District's CM duties includes, but are not limited to, administer facilities improvement projects; plan, select, coordinate and oversee architects and other consultants; develop plans and specifications for all assigned facilities improvements; coordinate with colleges and local, county, state and federal agencies.
- A1B: The CM Firms hired through this pool are considered independent contractors. Refer to RFQ - Attachment B: Sample Agreement, Article 11, Miscellaneous, Item no. 11.10. **Independent Contractor.**
- Q2: Would the CM'S hired through this contract augment District's Staff or would they be utilized on a project basis where they are at risk?
- A2A: The CM Firms hired through this RFQ would not augment the District's Staff.
- A2B: The CM Firms are utilized on a project-by-project basis as independent contractors.
- Q3: If selected for the pool, will a subsequent selection process take place to select CM'S based on their relevant project experience?
- A3: Refer to the General Information Section in the RFQ for information regarding the subsequent selection process.
- Q4: What is the construction budget over the next 5 years?
- A4: Pursuant to the Five Year Plan approved by the Board of Trustees on March 27, 2017, the estimated construction budget is approximately \$390 M. Projects scope and estimates will be refined during the Education and Facilities Master Plan (EFMP) development scheduled for fall 2017.
- Q5: Does this contract requires DVBE participation?
- A5: DVBE participation is desired; however, it is not a requirement for consideration.
- Q6: Our firm does not technically meet the ten-year requirement. However, the owner and many other personnel do have ten years of CM experience. Will we be disqualified?

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A6: Yes. CM Firms must have a minimum of ten years' experience.

Q7: Can we get bidder's list?

A7: Please refer to the attached Sign in Sheet for April 4, 2017 Non-Mandatory Pre Proposal Meeting. The list may not identify all interested CM Firms.

Q8: Are commissioning services always contracted separately? They are not identified as one of the potential services.

A8: If the CM Firm offers commissioning services, indicate that in your response. However, generally the District contracts commissioning services separately using a pre-established pool.

Q9: What projects are planned for the 5-year period?

A9: The RFQ includes sample projects section on page 6 - 8. The Saddleback Stadium DSA submittal is anticipated this fall. Irvine Valley College Health Center/ Concession is in design. Two projects, IVC Fine Arts and Saddleback Gateway are in line for state funding. The current EFMP is available on the district website. The EFMP update, beginning this fall, may include additional project opportunities. On average, \$40 M is allocated each year to capital improvement projects.

Q10: Who is working on the EFMP update?

A10: The Executive Director of Facilities Planning manages this process. Consultant services may be assigned for the education plan and for the facilities plan separately or combined. The EFMP update will kick off once the new Chancellor is in place. Several supplementary plans for sustainability, ADA, parking, underground utilities mapping, and facility utilization/efficiency are underway that will support the EFMP update.

Q11: How many CM firms will be selected for the pool?

A11: District is undecided on a specific number of selected CM firms for the new pool. Much will depend on the proposal response quality.

Q12: Will the pool rotate or will firms be selected per project?

A12: The district will issue specific projects RFP'S to the pool. Responders will most likely be short-listed and interviewed.

Q13: How often has the District hired a CM to provide pre-construction or other services?

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A13: CM services are based on project needs. When extensive services are needed, district contracts for full services with one CM Firm.

Q14: Does the District anticipate CM Services as defined or is another relationship anticipated such as CM at Risk?

A14: This RFQ is for CM Services as defined. Any alternate consideration will be acquired separately.

Q15: Are CM pool participants precluded from responding to other SOCCCD RFQ&P's or contracting for other work with the District?

A15: Selected CM firms for the pool are not precluded from responding to other SOCCCD RFQ&P'S.

Q16: In the RFQ, are services and positions listed samples only?

A16: Referencing RFQ - Attachment C, Sample Fee Schedule for Extra Work, revise the listed titles, if necessary. Sample Agreement, Attachment A, services will be tailored on a project-by-project basis.

Q17: Is Attachment B in Sample Agreement project specific information?

A17: Sample Agreements will stay consistent except for project scope, which varies based on project requirements.

## **1-3 Attachments**

1-3.1.1 Sign in Sheet for April 04, 2017 non-mandatory Pre Proposal Meeting

1-3.1.2 Non-mandatory Pre-proposal Conference Agenda dated April 04, 2017