

IMPERIAL COMMUNITY COLLEGE DISTRICT

Addendum No. 1 to RFQ/P #VGA021523

Preconstruction and Lease-Leaseback Construction

Issued January 18, 2023

This Addendum No. 1 forms a part of Request for Qualifications and Proposals ("RFQ/P") #VGA021523 issued by Imperial Community College District ("District") and addresses the questions submitted in response to the RFQ/P as follows:

Question 1: RFI: 1 Currently your Preconstruction Services agreement and LLB Contract agreements are separated and doesn't conform to Education Code Section 17406. Please confirm the preconstruction service agreement will be included as one LLB agreement. Meaning the contractor will work with the district and design consultant during preconstruction for a cost and time period and entering into a GMP through amendment 1 to the contract for a final GMP.

Answer 1: The lease-leaseback project delivery method is authorized under Education Code Section 81335 for community college districts. Education Code section 17406 for school districts does not apply to the Imperial Community College District's ("District") LLB RFQ/P. The District intends to award the Preconstruction Agreement and Lease-Leaseback Contract as one transaction but the Lease-Leaseback Contract will not be entered until the Division of the State Architect has approved the plans and specification and the parties have agreed upon the Guaranteed Maximum Price for the Project.

Question 2: RFI:2 What stage are the current drawings in? i.e. DD, CD etc.

Answer 2: The District's architect (Sanders Inc.) is in the construction document phase.

Question 3:

RFI 3 Please provide a Preconstruction Schedule and a Construction time frame for a start to finish date.

Answer 3: Thank you for your inquiry. The District will grant up to six (6) months (180 calendar days) for preconstruction services. The time will start upon District issuing Notice to Proceed.

In regard to construction time frame for the Auto Technology, Diesel and Agriculture Industrial Automation, Art and Maker Space Building, and Conference Center Project, the project completion date is December 31, 2025.

Question 4:

RFI 4: Please provide the percentage of the project dollar value for Lease-Leaseback payment and pay out over how many months.

Answer 4: Five percent (5%) of the project dollar value will be paid out as the lease payment over a twelve (12) month lease term.

Question 5:

RFQ/P - Appendix C-3, Miscellaneous Costs (page 26 of 27): There is not an "X" for the "Performance & Payment Bonds" or "Developer-provided insurance." Can you please clarify if this is a Direct Cost, General Conditions, Overhead and Profit or Paid by District?

Answer 5: Thank you for your inquiry. With regard to your question about insurance, we recommend reading the insurance section of the RFQ/P closely to become familiar with the SEWUP insurance program that the District will be applying to the project.

Question 6:

RFQ/P - VI. Submittal Format, C. Contents, 6. Tab 6 – Prior Relevant Experience (page 12 of 27): The RFQ/P states, "Please provide a list of completed or ongoing projects the Respondent has been involved with for the past five (5) years where the total project contracts exceeded thirty-five million dollars (\$35,000,000) per project."

We would like to request that the District extends the relevant project requirement from the past 5 years to the past 10 years of experience and decrease the project value to \$20 Million. We have performed several projects at the IVC and would like to include them in our proposal.

Answer 6: Thank you for your inquiry. The District will amend the RFP to extend the relevant project requirements from the past five (5) years to the past ten (10) years of experience.

The District will amend the RFP by decreasing the project value from \$35 million per project to \$20 million per project.

Question 7:

RFQ/P – Appendix A, Project Description (page 20 of 27): The project is scheduled to be completed December 31, 2024. Due to the Phasing of the project, we are estimating the completion date to be at the earliest, November 2025. Please see the attached Conceptual Schedule, based on the current information provided. We would like to request that the project duration is reconsidered to account for the four (4) Phases.

Answer 7: Thank you for your inquiry. The District will amend the Project Completion date of December 31, 2024, as stated on Page 20, in Appendix A – Project Description section as follows:

- Completion Date: December 31, 2025

Question 8:

RFQ/P - Appendix C-3, Temporary Facilities, 18. Security Guards & 19. Watchman Services (page 25 of 27): These two-line items are listed under General Conditions. Can you please describe to what extent a security guard and watchman are required on site? Typically, we provide locked fencing around the perimeter of the site and security cameras, will this be sufficient?

Answer 8: Thank you for your inquiry. The District will amend Appendix C-3, Temporary Facilities, as stated on page 25 of the RFP as follows:

- Temporary Facilities line item 18 and 19: It is not a requirement to provide security guards and watchman services, but if contractor elects not to provide these services (item 18 and/or 19), contractor shall be responsible for any losses.

Question 9:

RFQ/P - VI. Submittal Format, C. Contents, 4. Tab 4 (page 9 of 27): Identify up to three (3) persons who will be primarily responsible for working with the District and their respective roles and responsibilities, including Superintendent and Foreman. If Respondent is selected for an interview, the identified individuals must attend the interview and any required in-person presentations. We would like to request an increase of up to five (5) persons, to also include our PreConstruction Team.

Answer 9: Thank you for your inquiry. The District will amend Section C, Contents, Tab 4 – Respondent Information, as stated on page 9-10 of the RFP, as follows:

- Identify up to five (5) persons who will be primarily responsible for working with the District and their respective roles and responsibilities, including Superintendent, Foreman, and Preconstruction team. If Respondent is selected for an interview, the identified individuals must attend the interview and any required in-person presentations.

Except as provided herein, all other portions of the RFQ/P remain unchanged.

THANK YOU FOR YOUR INTEREST!

[END OF ADDENDUM NO. 1]