



Merced County Mosquito Abatement District

Project No. 23-01

CONSTRUCTION OF A NEW ADMINISTRATION, MAINTENANCE BUILDING AND SITEWORK

RFQ/P for DESIGN BUILD SERVICES

ADDENDUM NO. 4

March 28, 2023

Owner: Merced County Mosquito Abatement District
3478 Beachwood Drive
Merced, CA 95341

Architect: SVA Architects
2030 Franklin Street, Suite 210
Oakland, CA 94612

Project Manager: Capital Program Management, Inc.
1851 Heritage Lane, Suite 210
Sacramento, CA 95815

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above-referenced project, and revisions to items listed here shall supersede the description thereof before the above-stated date. All conditions not specifically referenced here shall remain the same.

Acknowledge receipt of this addendum by inserting its number and date in the proposal documents. Failure to do so may subject Design Build Entity to disqualification.

All addenda items refer to the plans and specifications unless specifically noted otherwise.

TOTAL PAGES IN THIS ADDENDUM (including attachments): 7 pages

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PART A – Proposal Requirements

Not Applicable

PART B - TECHNICAL REQUIREMENTS

Not Applicable

PART C – DRAWINGS

Not Applicable

PART D – RESPONSES TO CONTRACTOR QUESTIONS

Q: RFI #10 - Per the attachment F fee proposal, line item 1, can you confirm the design phase fee will be inclusive of scopes like geotechnical evaluation, hazardous material survey, ground penetrating radar for existing conditions, construction administration, commissioning, as-built support, submittal correspondence, etc.?

A: This is correct. The design phase fee should include all pre-construction/design administrative tasks.

Q: RFI #11 - Per the attachment F fee proposal, line item 2, can you confirm the general conditions/general requirements should be inclusive of all pre-construction, construction, and close out costs for a complete turnkey project (ex: reimbursables, temp facilities, supervision/QC/Safety management, project/admin management, etc.)?

A: Confirmed.

Q: RFI #12 - Per the attachment F fee proposal, line item 4, can you confirm the intent is to place a percentage for required overhead and profit, and calculate the percentage chosen against the specific overall target construction budget of \$8,560,000?

A: Confirmed. \$8,560,000 is the target construction budget, but is not the Guaranteed Maximum Price (GMP). The GMP will be negotiated with the selected Design Build Entity (DBE) using Attachment F as the agreed upon rates for markup.

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- Q:** RFI #13 - To ensure equality for all bidders, what would deter a bidder from assigning abnormally low values to the attachment F fee proposal only to make up the costs on the back end during the construction portion of the contract?
- A:** Attachment G "Non-Collusion Affidavit" is not purely concerned with collusive activities, it also addresses;
- "...that the proposal is genuine and not collusive or sham; ...or to fix any overhead, profit, or cost element of the proposal fee, ...I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct."
- The selected DBE will be firmly held to their fee proposals in Attachment F, and the Owner will have a say in the selection of final construction materials and design elements.
- Additionally, the DBE will have to validate construction costs and anything unverifiable will be rejected and settled according to the terms of the Design-Build agreement which will be negotiated with the selected DBE.
- Q:** RFI #14 - Assume that the Target budget of \$8,560,000 does not change. Item 7 in Attachment F will show the full amount of all items the bidder has identified in this form. If the amount found in #7 = "X", is this amount locked in, and thus the available money for the actual construction will be \$8,560,000 minus "X"?
- A:** Proposals will be validated based on qualifications and fee proposals. The amount listed on Line 7 is an initial project budget for internal use. It will be subject to change based on decisions made by the owner during the design phase. Line 7 is not considered this project's "final" cost; the Guaranteed Maximum Price will be negotiated after the DBE is selected.
- Q:** RFI #15 - Since this is a DIR project, and if the award is given based on this RFQ to a single bidder, what are the construction sub-contracting rules and requirements? Generally, on a prevailing wage project, we would list our subcontractors. However, this project seems like that process will be much different. Can you please explain?
- A:** Special Districts are exempted from Sub-Contractor listing. The award is not based on a numerical bid, and the scope of work is unknown, making a complete list of subcontractors impossible. Sub-Contractor listing is not required.

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Q: RFI #16 - We will be bumping against the 30-page limit, given all the required content.
1. See TAB 3, which requires a Certificate of Insurance--can that be identified as a document that does not count towards the page limit (like TOC and Cover Letter and TABS)?
2. Any other content that you could identify as not counting towards the page limit? (Maybe our feedback / Input on the Sample agreement?)

A: RFI #16 - All documents that are not generated by the proposer specifically for this proposal are exempt from the page count. Examples of exempt and non-exempt documents from the page count;

- Exempted documents include - Insurance certificates, bonding documents, feedback/input on the sample agreement, licenses and certificates, required signatures, pages included in the RFP package that will be returned with answers, and pages from the Package such as Attachment G – Non-Collusion Affidavit, etc.
- Non-Exempted documents include – Personnel Resumes, technical proposals, managerial proposals, schedules, additional pages to answer questions when there was not enough room on the included page, and other project-specific documents generated by the Proposer specifically for this proposal.

Q: RFI #17 - Does the County have a required number of GC personnel to be on the job site? For instance, do they require 3 individuals to perform superintendent role, QC role, and SSHO role? Or is this left up to the bidder to determine, as "means and methods", how we will staff this project onsite?

A: It is up to the Proposer to determine how the project will be overseen and managed, except that there must be a Full-Time On-Site Construction Superintendent. Additional personnel are welcome, but are not required. Indicate additional personnel as part of your technical proposal and management methods.

Q: RFI #18 - Would you consider pushing the submittal date out to 3/31/23?

A: Refer to Addendum #03 – deadline has been moved to 3/31/23.

Q: RFI #19 - We are presuming that since the Fee Proposal is submitted in a separate document, it does not count towards the 30-page limitation of the proposal.

A: Correct.

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- Q:** RFI #20 - Regarding Tab 7: Comments to form of agreement. Will comments on this contribute to the 30-page limit? It would be very helpful if it did not.
- A:** See RFI #16 above for additional detail. Comments to Agreement will not count toward the 30-page limit.
- Q:** RFI #21 - RE TAB 3 Respondent information. See d) and its 7 bullet points. The final bullet states "provide the same information for all subconsultants."
- a. Can you clearly identify who you are targeting for this? Is it all A/E companies we will be using (like Arch, Civil, Mechanical, Electric, Structural)?
- b. Does it include major construction subcontractors like MEP, Civil, etc?
- c. This may end up adding 3 pages instead of one page, to our page count.
- A:**
- a. This refers to all subconsultants that will be involved in the design process.
- b. It includes major construction subcontractors IF that organization will also be the design entity for their scope of work.
- c. N/A
- Q:** RFI #22 - 3. Under Tab 3, Respondent Information, the 4th bullet under "a)": if we include "list of all personnel to be assigned to project", and then those persons "must attend the interview and any in person presentations", we may end up with a large group of attendees (for example scheduler, certified payroll, cost controls, project administrator). What is the intent of this bullet part in terms of who you want to attend the interview?
- A:** The minimum personnel to attend the interview will be;
- o 1. A Principal representative of each major firm (DBE, Primary A/E Partners, Key Trade Partners)
 - o 2. The Project Manager assigned to this project
 - o 3. The Construction Superintendent assigned to this project
 - o 4. Preconstruction Services Manager
 - o Attendance over Zoom is acceptable for all personnel.
- Q:** RFI #23 - Under the Design-Build Experience it requests projects specifically including modular building systems. Could you confirm that only modular building system experience is being requested and documented or should we also include Pre-engineered Metal Building experience as well.
- A:** The intent of Tab 5.(a) was not to request exclusively "Modular Building" project experience but to include them if the DBE had experience with them. Other methods of

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construction are valid for satisfying this requirement. Including Pre-Engineered Metal Buildings.

- Q:** RFI #24 - As part of Attachment F – Fee Proposal, should we be including the Architectural & Engineering Fees as part of the “1. Design Phase Fee (Pre-Construction Services)”, as part of the “2. General Conditions / General Requirements” or how are the architectural and engineering costs to be addressed?
- A:** Include Architectural and Engineering (A/E) Design Fees as part of the Design Phase Fee. Include A/E fees for construction administration, site visits, etc...as part of the General Conditions/Requirements.
- Q:** RFI #25 - Addendum 1 increased the target construction budget for the proposed scope of work to \$8.56 million; are detailed cost breakdowns available for site improvements and building scope?
- A:** Detailed cost breakdowns from the initial construction budget will not be made available because that budget made assumptions about building materials and techniques that may not apply to the approved project plan with the selected DBE. That document was developed for internal use and will not be materially relevant to proposals from prospective DBEs.
- Q:** RFI #26 - The proposed basis of design for the building system is based upon Butler Manufacturing. It is noted that DBE teams may propose equivalent alternate systems that comply with the level of construction and performance outlined; does the district have specific vendor criteria, established relationship experience, or vendor preferences to take into account?
- A:** The District does not have specific vendor criteria; rather, they request a building with similar performance characteristics to a "Butler Building" style structure. Utilizing Insulated Metal Panels over a steel frame. Once the design phase is initiated, the selected DBE will be free to propose PEMB, Modular, or entirely different delivery methods so long as the performance characteristics of the building are acceptable.
- Q:** RFI #27 - Has the entitlements process been completed? Have CEQA requirements been determined and are preliminary comments or agency reviews available?
- A:** No. The major modification submittal is nearly complete and will be submitted to Merced County around the time that a DBE is selected. The selected DBE will assist

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with the entitlement process and be responsible for permitting after being selected.

Q: RFI #28 - Have boundary and topographic surveys been completed for the property?

A: No. This will be part of the scope of work performed by the selected DBE.

Q: RFI #29 - Should a security consultant be included as part of the scope of work? Does the District have a preferred vendor?

A: Means and methods of ensuring site security will be left up to prospective DBE candidates and may be addressed as part of the technical proposal or managerial methods if a proposer feels their selected methods add value and are notable.

List of Attachments

Not Applicable

End of Addendum