

New Antioch Area Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2006-07

**ADDENDUM 1
 (Attachment 1A)**

Your Organization's Name			
#	RFQ/P Reference	Question	Answers
Bellecci & Associates			
1	General	We are a Civil Engineering, Land Planning, and Land Surveying Firm that are looking to get on a team for this project and we were wondering if you happened to have a list of Possible Primes that are going after this.	See Attachment 1B of this Addendum
Hunt Construction Group			
2	General	RFP states that construction schedule is 370 days, when does Substantial completion occur within those 370 days.	To be determined by Construction Manager & Risk (CMAR)
3	General	What document starts the contract time of 370 days?	CM Agreement of Preconstruction and Construction Phase Services (Attachment A in original RFQ)
4	General	How long in calendar days is the "Preliminary Plan Phase"	Attachment A has been revised and replaced in its entirety and is included as Attachment 1C of this Addendum.
5	General	How long in calendar days is the "Working Drawing Phase"	Attachment A has been revised and replaced in its entirety and is included as Attachment 1C of this Addendum.
6	General	Is there any overlap between the "Preliminary Plan Phase" and the "Working Drawing Phase"	No, these phases are independent.

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7	A-8 b.1	"Contractor shall conduct value analysis workshops at 100% Design Development stage". A) How long will this work shop last, b) where will it be conducted c) will all the designers/consultants be available.	A) Length of time for workshops dependent on reviewed subject matter; B) Workshops conducted at the AOC; C) Designers/consultants will be available.
8	A-10 C.1 ii	What level of peer review is required here?	Peer review required is NOT a plan check. In Design Development phase, the AOC expects input on the appropriateness of the systems choices, analytical methods, etc. In Working Drawings phase, the AOC expects input on whether the scope has been appropriately addressed, etc.
9	A-10 C.1 ii	Is a report required?	Yes, a report is required. For the peer reviews and constructability reviews, provide a format such as an excel workbook that would allow us to track the responses to your comments.
10	A-10 C.1 iii	Same question as 7 above	A) Length of time for workshops dependent on reviewed subject matter; B) Workshops conducted at the AOC; C) Designers/consultants will be available.

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11	A-11 C.1 Vii	Who is the Architect/Engineers Independent Estimator?	LELAND SAYLOR & ASSOCIATES. Please do not contact consultants on this project at this time.
12	Fee Proposal	Please confirm that phase 2 is not included in fee proposal.	See Attachment B in original RFQ which states under project description, <i>"Removal of existing Pittsburg-Delta Courthouse is not included in the scope of work of the <u>architect</u>. Contractor to provide full services for removal of courthouse building."</i>
13	A14-5 ii	Please confirm we are to prequalify 3 bidders for every bid package.	See page A14, section 5.i (Attachment A in original RFQ)
14	A14-5 i	Please specify what "trade venues" are acceptable to AOC.	Trade venues to be determined. AOC to review Contractor's proposed list of trade venues. List to include California State Contracts Register.
15	B1 C.1	"Allowance for permit fee", this contradicts with Attachment C page 4 of 5 – see fees, which is correct.	Attachment A has been revised and replaced in its entirety and is included as Attachment 1C of this Addendum. See section B-1 C.1.

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16	Attachment H 3.10.7	How many inches or portion of inches constitute a rain delay?	The duration of the project is as clarified by this addendum for each of the three phases. Rain days have been accounted for in the project schedule. Refer to the National Weather Service for information on rain patterns in Pittsburg.
17	Attachment H 6.6.2	Who makes the determination that the documents are 100% complete?	During Design Development and Working Drawings Phases, CMAR shall provide reviews of Architect and Architect's Consultants' documents. The purpose of the CMAR participation during these phases is to inform the AOC and Architect of the constructability issues. The Architect and Architect's Consultants construction documents shall be prepared in accordance with the CMAR advice, the terms of the Standard Agreement between the AOC and Architect, and shall receive State of California required approvals. Thus, the CMAR should be able to "accept the documents as complete" as required in Attachment H, Section 6.6.2 of the original RFQ.

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18	Attachment H	Attachment H refers to 0800 supplement general conditions, this documents in not contained within original rfq/rfp	Supplemental conditions will be established in future phases.
19	Attachment I	Pages 7 and 8 – what do these categories represent, there is no contract designation linked to these items.	Attachment I has been revised and has been replaced in its entirety and is included at Attachment 1E of this Addendum.
20	Attachment C Misc Project costs page 4 of 5 item 3	Printing – Drawings and Specs: please confirm that this is to cover CM at risk plans and specs for use at the project site only. (This is not specified anywhere in the general conditions)	The printing cost by the CMAR is for submittals, closeout documents and other construction related printing, except AOC shall provide the cost for printing documents for only the bidding process.
21	Attachment C Misc Project costs page 4 of 5 item 3	Who is responsible for paying for plans and specifications that subcontractors use for bidding.	See #20 above.
22	Attachment C Misc Project costs page 4 of 5 items 8 to 17	Should these items be cost of the work?	Attachment C has been revised and has been replaced in its entirety and is included at Attachment 1I of this Addendum.
23	Attachment C page 5 of 5 item 3,4 and 5	Are these not part of "prelim phase and working drawing phase"	Item 5, Scheduling is anticipated throughout all phases. Items 3 and 4 are included in this document to clarify whose responsibility they will be in the event of a change in scope as the project progresses.

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24	Attachment C page 5 of 5 item 6	Drafting and detailing – please confirm that this does not include any drafting/detailing provided by subcontractors.	CMAR shall provide all documentation for shop drawings, substitutions and any other drafting/detailing as part of the normal construction submittal process. Drafting/detailing would be required as part of the “full services” for the existing courthouse removal.
25	Attachment C page 2 of 5 item 3	Where is the nearest power supply to the site and what is it.	The City of Pittsburg is currently planning a project to provide utilities adjacent/near to the project site. Preliminary technical information will be available during the Design Development or Working Drawings Phases; Construction to be completed in time for start of courthouse construction.
26	Attachment C page 2 of 5 item 6	Where is the nearest water supply to the site and what is it.	The City of Pittsburg is currently planning a project to provide utilities adjacent/near to the project site. Preliminary information will be available during the Design Development or Working Drawings Phases; Construction to be completed in time for start of courthouse construction.
27	Attachment C page 2 of 5 item 16	Please define what extent the temp road will entail, should this be cost of the work.	Delete Item 16 Temporary Road & Maintenance in the Temporary Utilities matrix. See Attachment 11 of this Addendum.

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28	Attachment C page 3 of 5 item 18/19	Security/Watchman – a) are these required b) if required for what length of time c) what working hours	This requirement would be subject to Article 10 of the General Conditions of the Contract for Construction (Attachment H of the original RFQ).
29	General	Which estimate between the contractor and the architects defines the cost of the design as it progresses	The CMAR and Architect's estimates shall be reviewed and compared for the determination of a final estimate by the CMAR for each required submission.
30	General	What are the working hours and days we can utilize for construction at the site i.e. (Monday – Saturday 7 am to 4 pm)	Restrictions in accordance with the City of Pittsburg General Plan 2020 and CEQA Mitigated Negative Declaration indicates: <i>"Limit generation of loud noises to normal business hours between 8 AM and 5 PM"</i>
31	C7 .13	Force Majeure – conflicts with general conditions of contract under 7.5.2, please confirm that Force Majeure is a Justified delay	Force Majeure applies to the Scope of Work defined Attachment A, CM Agreement for Preconstruction and Construction Phase Services. Once the AOC authorizes the Construction Phase of this Agreement and executes an Amendment to that Agreement in the form of Exhibit H, Document 000700 has Act of God listed as a defined term.
32	General	Will AOC require all bid packages to be bid out before issuing notice to proceed?	Yes

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33	General	Please confirm the stated 370 days is calendar days. (General conditions define contract time in calendar days)	All days are in calendar days. See Addendum 1 for revision to RFQ.
34	DVBE forms	Do we submit DVBE participation forms with our rfp?	Proof of DVBE participation required during bidding process.
Vanir Construction Management Group, Inc.			
35	3.0 Project Description	Experience with constructing this type and size of project (both the new facility and demolition) tells us that this is a very aggressive schedule. Is there a specific deadline or reason that the AOC is forced to comply with, for this project to have such time constraints?	All days are in calendar days. See Addendum 1 for revisions to RFQ.
36	3.0 Project Description; Att. A C.1.xi; Att. H, 1.1.20	Clarify "working days" or "calendar days".	All days are in calendar days. See Addendum 1 for revisions to RFQ.
37	3.0 Project Description	When will the AOC define the full scope and the time period for Phase 3?	See Addendum 1 for revision to Attachment B of original RFQ.
38	3.0 Project Description	1) Since the time frame and duration for Phase 3 has not been identified, should Phase 3 be included in the fee? 2) If so, to develop fee proposals based on the same criteria, how many days should bidders assume for the duration of Phase 3?	See Addendum 1 for revision to Section 3.0 Project Description in original RFQ.

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39	3.0 Project Description	Can building occupancy by the AOC be done concurrently while we are closing out the project? 2) If not, what is the number of days required by the AOC for building occupancy?	Building occupancy occurs after project closeout. Court move-in process not included in the scope of work of the CMAR.
40	Att. E, Items 10,11	Clarify past "5 years" or "10 years" for claims and litigation history.	See Addendum 1 for revisions to Attachment E of original RFQ.
41	Attachment H	Can the CM@Risk entity self-perform the general conditions items (i.e., installing fire extinguishers, barricades, temporary lighting, etc.), directly contract with vendors to perform these tasks or does the CM@Risk entity need to conduct this work under bid packages similar to all other trade work?	CMAR may self-perform general conditions scope of work. See Attachment A, Section 24.D of the original RFQ for restrictions on self-performing Construction Phase construction work.
42	RFP/Q 4.4, Tab 10	Can a joint venture submit separate financial statements and safety records if said records were not kept independently for the joint venture but are in the name of the companies making up the joint venture?	Yes. From firms intending to propose as a joint venture we request copies of the financial and safety records for <u>both</u> firms.
43	RFP/Q 4.4, Tab 10	Will the AOC accept "reviewed" financial statements that are performed by an outside CPA firm in lieu of "audited" financial statements?	No. The AOC requires "audited and already published Financial statements."
44	Attachment C	What are the anticipated costs of the permits identified in Attachment C?	To be determined by CMAR

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45	General	Are electronic files of the existing building available that can be used in the development of the documentation and planning for the demolition?	The drawings of the existing courthouse are in hard copy only, which will be made available to the selected CMAR.
46	General	Can we obtain a copy of the full geotechnical report?	See Addendum 1
47	General	1) What environmental studies have already been completed for this project (i.e., EIR -Phase I, CEQA)? 2) Can we obtain a copy of each?	See Addendum 1
48	General	Is CM@Risk contractor expected to participate or coordinate the move of all user groups into the new facility?	Court move-in process not included in the scope of work of the CMAR.
Turner Construction Co.			
49	RFQ Section 3.0 Phase 1	Project duration is stated as 370 working days. Does this mean 5 days per week for a total of 74 weeks, or 18.5 mos?	See Addendum 1
50	RFQ Section 3.0 Phase 2	Project duration is stated as 40 working days. Does this mean 5 days per week for a total of 8 weeks, or 2 mos?	See Addendum 1
51	RFQ Attachment B	Is the site plan going to be sent via e-mail? If so, by what date?	See Attachment 1G of this Addendum.
52	RFQ Attachment B	Are the rest of the Schematic Design documents available for review at AOC-455 Golden Gate, in San Francisco? If so, is there a procedure to request a visit?	See Attachment 1F, 1G, and 1H of this Addendum.

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53	RFQ Attachment B	What is the address for the new courthouse?	See site plan in Attachment 1G of this Addendum. Currently, title to the properties that comprise the new courthouse site have not been conveyed to the State. Visitors are not authorized to walk on to the project site.
Kleinfelder			
54	RFQ General	Is the inspection of materials (concrete, steel, etc.) to be part of the CM work, be part of the Contractor's work, or hired directly by the Office of the Courts?	See Miscellaneous Project Costs in Attachment C of the original RFQ, page 4 of 5, item 5.