

New Los Banos Courthouse  
CM@R RFP/Q (ver.0.01)

This RFQ/P describes the Project in terms of Preconstruction Phase Services and Construction Phase services. The procurement method for the purchase of the services during the Preconstruction Phase of this Project shall be a firm fixed price proposal. The procurement method for the Construction Phase of this Project uses a procurement method that is commonly known as “Construction Manager at Risk with Guaranteed Maximum Price” (CM at Risk). This RFQ/P requests that interested firms submit a Proposal which encompasses both Phases of the Project.

In responding to this RFQ/P, all Proposers are required to adhere to all of AOC requirements provided herein. All Proposers must hold and maintain a valid type B general contractor license from the State of California. The AOC will contract with a single firm or entity, and the successful Proposer may not self-perform construction work or bid on subcontractor bid packages.

### **3.0 Project Description (Revised)**

A description of the Project may be found in Attachment B, Project Summary.

The AOC’s current estimated Direct Cost of Construction only of this Project is **\$19,763,762.00** (excludes Contractor Contingency and insurance).

Estimated Notice to Proceed with Preliminary Plan Phase: **January 23, 2012.**

Estimated Notice to Proceed with Construction Phase: **July 11, 2014.**

The AOC anticipates construction duration of approximately three hundred fifty (350) calendar days from start to final completion. Actual final schedule will be developed to the mutual satisfaction of the AOC and CM@R.

The Project is being designed for sustainability and to the standards of LEED 2.2 “Silver” rating or better, including full participation in the LEED certification process from the design through construction phases. The contractor is to provide required, full documentation for LEED certification during construction phase. Submittals to USGBC, as required for certification, are included in the scope of work of the Architect. The Project may participate in available sustainable design incentive programs sponsored by a public utility company serving the site under the responsibility for coordination by the Architect.

### **4.0 Responding to this Request for Qualifications/Proposal**

The AOC has developed the Schedule of Events (see page 2) showing the key dates for this solicitation process. The RFQ/P and schedule are subject to change, and the AOC does not send notifications of changes to this RFQ/P or the schedule to prospective Proposers and is not responsible for failure of any Proposer to receive notification of any change in a timely manner. Proposers are advised to visit the AOC website (<http://www.courts.ca.gov/home.htm>) frequently to check for changes and updates to the RFP/Q, including the Schedule. Prospective Proposers must take the following actions according to the specified timelines in order to participate in this process.

#### **4.1 Optional: Submit Questions Prior to the Pre-Proposal Teleconference:**

If your organization wishes to submit questions that will be answered at the Pre-Proposal conference, please submit your written questions, using the electronic Form for Submission of Questions that is posted as Attachment D of this RFQ/P. Please complete all sections of the form

**CONTRACT SCHEDULE (estimated)**

E. **Preliminary Plan Phase (estimated)**

**Schematic Design Phase:**

Start date: January 23, 2012

Completion Date: May 11, 2012

**Design Development Phase:**

Start Date: May 12, 2012

Completion Date: October 12, 2012

F. **Working Drawings Phase – NIC (estimated)**

1. Start date: October 13, 2012

2. Completion date: August 22, 2013

Bidding Phase Services: Estimated start date: November 12, 2013

G. **Construction Phase - NIC (estimated)**

1. Estimated Start date of Construction: February 2014

2. Completion date of Construction: February 2015

*END OF EXHIBIT A*

State of California Standard Agreement

Contract No. \_\_\_\_ with \_\_\_\_\_

- (i) In the event that Direct Cost of Work as result of accepted bids and alternates varies from the amount shown in (i) above, only the Contractor Contingency shall be recalculated by the same percentage as stated above.

C. Allowance for Permit Fees

- 1. The Contractor shall secure and pay for, and the AOC shall compensate Contractor for the permits, fees, and services specified as “Paid by State” in the Miscellaneous Project Costs section of Attachment C.

D. Payment of Liquidated Damages

- 1. The liquidated damages for the Contractor’s failure to complete Work of the Project within the construction duration as agreed and determined at the commencement of the Project pursuant to Exhibit H, General Conditions of The Contract for Construction (Document 00700) Section 7.3 Liquidated Damages is \$2,000.00 per calendar day.

**.2. Method of Payment**

A. Method of Payment – Preliminary Plan and Working Drawing Phase Services

- 1. The Contractor shall submit an invoice, in a form provided by or approved by the AOC, to the address specified below for the Work successfully completed and approved for that month, billed as a percentage of the total fixed price for the Services of that Phase.

Upon receipt of the invoice, AOC will either approve the invoice for payment or give the Contractor specific written reasons why part or all of the payment is being withheld and what remedial actions the Contractor must take to receive the withheld amount.

- 2. Such invoices shall clearly indicate:
  - (i) The Contract number;
  - (ii) A unique invoice number;
  - (iii) The Contractor's name and address;
  - (iv) Taxpayer identification number;
  - (v) Name of the Phase of the Project being invoiced;

**Exhibit G of Attachment A**

**PROJECT SUMMARY AND FEASIBILITY REPORT**

Direct Cost of Work Budget: **\$19,763,762.00** (Excluding Contractor Bonds, Insurance and Contingency)

General Description of the Project:

A new 2-courtroom facility of 28,508 building gross square feet (BGSF) in the City of Los Banos, CA.

The facility will provide a modern, secure, functional courthouse for the Superior Court of Merced County to conduct a full range of court services and proceedings, including criminal, traffic, civil, small claims, family law, and child custody mediation functions, queuing for entrance screening and public lobby counters, courtroom waiting, jury assembly room, jury deliberation room, in custody holding, attorney interview/witness waiting rooms, courtroom holding areas, children's waiting room, sallyport and secure parking.

A planning space program for the proposed project, which has been created in collaboration with the court, is shown below. A site of approximately 4.58 acres near the corner of G Street and North Mercey Springs Road in Los Banos will be the location of the New Los Banos Courthouse, and approximately 150 surface parking spaces. The cost of the project is based on constructing a 2-story building with 7 secure parking spaces. The specific building design and plan will be dependent on the final site plan for the site selected and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

See Attachment B for the full Project Summary.