

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

#	RFQ Reference	Question	Answers
1	Page 6 of 22, Section 4.0 in the RFQ/P: Tab 4. 330 Part I (F): Example Projects	<p><i>On page 6 of 22, Section 4.0 in the RFQ/P the paragraph detailing example projects states:</i> “Maximum ten (10) example projects which best illustrate firm’s qualifications for the scope and size of the specific project. Indicate any projects accomplished by current firm staff conducted while under the employment of others. Indicate services performed as either Preconstruction and/or Construction Management at Risk services. Provide one attached page following the text page for each project for supporting photographs and/or graphics. Projects shall be relevant to California courts or buildings of similar complexity completed in the last ten (10) years and demonstrate the Proposer’s ability and experience to successfully complete this court project. Provide Owner’s information and a reference contact. (Two pages per project maximum);”</p> <p><i>The above paragraph contradicts page 3 of 6 Attachment E Technical Qualifications Questionnaire, INSTRUCTIONS FOR COMPLETION OF PAGES 4 AND 5: Item 13 which states:</i> “(Included as Tab 4 in SOQ) Construction and cost of construction completed within the past five years by firm for all individual contracts (both public works and private sector) over \$1,000,000 (10 maximum); additional pages may be attached. Type, size, and reference are an important part of evaluation. For the references, include the contact person (must be current), and current phone and fax numbers. Highlight the largest individual public works projects completed in the past five years.”</p>	Section 4.0, Tab 4.330 Part I (F) Sample Projects - remains unchanged.

New Mid-County Courthouse
CM at Risk
RFQ/P #OCCM-FY2008-12

The above paragraph also contradicts page 4 of 6 Attachment E Technical Qualifications Questionnaire: CONTRACTOR'S STATEMENT OF EXPERIENCE form line item 13 states

“(Included as Tab 4 in SOQ) Provide the following information for all public works and private sector construction projects (10 maximum) completed within the past five years for individual contracts over \$1,000,000, with emphasis on projects of similar scope and complexity to this project, and proposed staff’s roles in those projects.

May we suggest the language in these paragraphs be coordinated to state?

Tab 4. 330 Part I (F): Example Projects
Maximum ten (10) example projects either under construction or completed with in the last 10 years by firm for all individual contracts (both public works and private sector) over \$1,000,000. Which best illustrate firm’s qualifications for the scope and size of the project. Indicate any projects accomplished by current firm staff conducted while under the employment of others. Indicate services performed as either Preconstruction Services and or Construction Management at Risk services with a GMAX. Projects shall be relevant to California courts or buildings of similar complexity and budget and demonstrate the Proposer’s ability and experience to successfully complete this court project. Type of buildings, size of buildings, and references are important parts of the evaluation. Provide Owner’s information and a reference contact that is verifiable. Provide one attached page following the text page for each project for supporting photographs and/or graphics. (Two pages per project maximum);

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

2	Attachment E-Technical Questionnaire: Page 3, Item 13	Contradicts Tab 4, 330 Part I (F) Example Projects	Shall be changed to read: “(Included as Tab 4 in SOQ) Construction and cost of construction completed within the last ten (10) years.”
3	Attachment E – Technical Questionnaire: Page 4, Item 13	Contradicts Tab 4, 330 Part I (F) Example Projects	All references to “five years” shall be changed to “ten (10) years”; balance of contents remains the same.
4	RFQ Page 8 of 22 – top of page	We want to clarify that the drawings are available for viewing on/after July 16, 2009 which is after the proposals are due or if it meant to read June 16, 2009.	Disregard invitation to view hardcopy drawings. All current information will be placed on our web site by 6/23.
5	Page 8 of 22, Section 4.0 in the RFQ/P	<p>On page 8 of 22 in the RFQ/P, Section 4.0 the AOC has identified several offices where proposers can view 90% schematic design documents, CEQA information and the Geotechnical Investigation Report on or after July 16th 2009. The pricing requirements include the proposer’s general conditions and certain general requirements.</p> <p>In order to provide a thorough, accurate and competitive price proposal, we need to have our own copies of the design documents, CEQA information and the Geotechnical Investigation Report at whatever level of completion they are today. Viewing this information at the AOC’s office doesn’t provide sufficient access to allow us to develop our proposal.</p> <p>Will the AOC please provide the level of completion of all documentation? And provide this information electronically or in hard copies for all the proposers?</p>	See answer to #4 above.
6	Exhibit H of Attachment A - AOC Provided Insurance Program	Will the AOC utilize OCIP for this project?	The AOC may at a future date elect to provide OCIP for the Construction Phase.

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

7	Attachment F – Fee Proposal	Preconstruction Phase line item for Preliminary Plan states “This Phase Completed.” Note below indicates contractor to begin work at the Design Development point forward. Doesn’t the cost for work done prior to the Working Drawing Phase belong in the top box?	“This Phase Completed” has been removed please refer to revised Attachment F provided in Addendum 3.
8	90% Programming Document And Attachment B, Project Summary	<p>Several errors were identified in these documents.</p> <ol style="list-style-type: none"> 1. On page A1-1 “Subtotal Departmental Area (add 25%)” should read “(add 20%)”. 2. On page A1-4 “Subtotal In-Custody Holding, Net Area” The Net Area should be 3995 not 1,995. The latter total does not include the space above “Central Holding” in the “Custody Area”. 3. As a result of the latter error on page A1-5 the “Total Court and Building Operations” Net Areas are incorrect and the “Total Area” is incorrect. When translated into the bottom line Gross Area Total the amount should be \$65,402, not 61,757. 4. These errors also translate onto the Project Summary, Attachment B, which show a total of 61,865 BGSF, before adding the underground parking spaces. The figure for Court and Building Operations (17,010 CGSF) is incorrect and the total of 48,825 CGSF is 3,000 greater than the sum of the figures above (45,825 CGSF). That number translates from the corrected 90% Programming Document as 48,446CGSF. 5. Please check these figures. They represent a 6% discrepancy in the overall square footage. 	These are 90% documents and will be revised accordingly.

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

9	Attachment A; Exhibit A; Page A-18; "Contract Schedule"	The "Contract Schedule" indicates that Schematic Design, Working Drawings Phase and Construction Phases are NIC (Not Authorized in Contract). It's our understanding, based on Addendum #1 (dated 6/22/2009) that CM services will begin with the Schematic Design Phase and continue through the Working Drawings and Construction Phases. If our understanding is correct, shouldn't page A-18 be modified accordingly?	We are currently in the Schematic Design Phase. The CM services may start at the end of Schematic Design, depending on when the contract for CM is written.
	Attachment F; Page 2 of 4	The "note" in the middle of the page states that the contractor will begin work in the Design Development Phase. Based on Addendum 1 (dated 6/22/2009) and the pre-proposal conference (date 6/18/2009), it is our understanding that the CM will participate with Preconstruction Phase services beginning with the Schematic Design Phase. Please clarify this understanding.	See above
	Attachment A; Section 4 – "Basic Services"; Pages A-5 through A-17	Assuming that the Schematic and Design Development Phases are included in the contractor Preconstruction Phase services scope, please verify that the associated "Basic Services" apply to the Schematic Phase.	See above
	Attachment F; "Fee Proposal Form"; Page 2 of 4	Please clarify that the fixed fees for the Preconstruction Phase includes the appropriate scope specified in the "Basic Services" from (Attachment A, Section 4) for the Schematic, Design Development and Working Drawings Phases.	See above
10	Section 4.4, page 8 of 22	90% Schematic Design Document available after July 16, 2009. Can documents be made available prior to submittal date of RFP response?	Addendum 1 amended this portion of Section 4--90% Programming Documents were posted to the web site June 23, 2009

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

	Attachment F-Fee Proposal	Preconstruction Phase line item for Preliminary Plan Phase states "This Phase Completed". Note below indicates Contractor to begin work at the Design Development point forward. Doesn't the cost for work done prior to the Working Drawing Phase belong in the top box?	Addendum #3 revised the Fee Proposal form and should be used for submission.
11	Addendum 1 – Item 1	Will the Programming Docs; CEQA/Final Initial Study and Mitigated Negative Declaration; Geotechnical Investigation Report; ALTA Survey; and TOPO Survey be posted in the same location on the Web Site as the RFQ-P Components and Addendums (http://www.courtinfo.ca.gov/reference/rfp/riverside-reconstruct-rfq.htm)?	Yes.
12	General	What format will the architect be using to create the design documents? What software programs are they using to create these documents, and in what format will the files be available for use by the contractor once the project has been awarded?	AutoCad

New Mid-County Courthouse
 CM at Risk
 RFQ/P #OCCM-FY2008-12

<p>13</p>	<p><i>RFQ/P</i>, page 6 of 22, d) Tab 4 and Attachment E: Technical Qualifications Questionnaire: #13 (page 4 of 6)</p>	<p>In the <i>RFQ/P</i>, it states that we have a maximum of two pages per project, to include the 330 Part I (F) and a second page for supporting photographs and /or graphics. However, in the Technical Qualifications Questionnaire #13, the first bullet point asks for at least two projects for which we provided pre-construction and construction services, and requires that we demonstrate our experience in value engineering, estimating, and constructability review. The second bullet point asks for at least two projects demonstrating our experience as CM at Risk with a GMAX, and ask for our experience soliciting bids, managing multiple subcontractors and that we include samples of pre-bid and post-construction schedules. For the projects that we are including as samples to fit the categories listed in bullets 1 and 2, are we still limited to two pages only for each project? The schedules alone may take more than two pages apiece. Please clarify whether we can use more than two pages for those projects which meet the criteria listed in the Technical Qualifications Questionnaire #13.</p>	<p>Two (2) pages are preferable, but proposers will not be disqualified if they provide more than 2 pages.</p>
<p>14</p>	<p>Attachment F – Fee Proposal</p>	<p>Page 2 states that Construction Phase Services fee “will be adjusted per the final total of direct costs...” in accordance with the stipulated percentage quoted. We expect this project to be substantially under the stated \$47M budget, will the contractor be afforded an opportunity to recover fixed costs incurred for the Construction Phase Services if the Direct Costs vary downward by more than 10%.</p>	<p>We’re not certain what you mean by fixed costs but are assuming that these would be covered by your percentage fee. Please refer to Attachment A for the definitions of the Construction Budget and the GMAX as well as the process for how GMAX is arrived at.</p>