

Form of Questions and Answers

Question #	Questions	RFP Reference (Document & Page- Section-Item)	Answers
1	<p>In Section 1.2 it states that, “Judicial Council expects that the Firms will have multiple available Project Managers in Southern California region.” In Section 2.1 it states that, “Multiple Project Managers could be requested by Council depending on the backlog and workload of current project managers.”</p> <p>Based on your knowledge today of “the backlog and workload of current project managers”, for our planning purposes how many project managers do you anticipate will be required to be provided by the selected firm in the next 12 months?</p>	RFP: Sections 1.2 and 2.1	We expect to have 2-3 Project Managers to be used during the first year of the Contract.
2	In Section 5.1.1.2 five points are allocated for the Commissioning Agent’s resources. Is a Commissioning Agent required?	RFP: Section 5.1.1.2	Commissioning Agent is not required. The scoring criteria is revised. See Revision 1 of the RFP in Section 5.1.1.2

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3	<p>Section 1.2 states that “The Judicial Council, through this Request for Proposal (“RFP”) is soliciting proposals from Firms, (“Proposer(s)”/“Firm(s)”) to provide construction management services utilizing Project Manager personnel (“Project Manager(s)”) necessary to oversee, manage and administer the planning, design, construction, and turnover for various statewide facility modifications (“Project”) as determined by the Judicial Council.”</p> <p>Because of the small size of the renovation and modernization projects, is there any expectation that in addition to the requirement to “oversee, manage and administer” the projects that the Construction Manager will also in some instances be required to provide design and commissioning services?</p>	RFP: Section 1.2	Judicial Council does not see the need for design and commissioning services under this contract.
4	Does the Council have a prioritized listing of the projects that are anticipated for the first 12 months of Construction Management Services that can be shared?	RFP: Attachment 10	Refer to the new Attachment 10 Deferred Maintenance Project List that the Construction Manager will be required to focus on. This list does not include all the projects that might be assigned to the Construction Manager nor does this list obligate the Judicial Council to use a Construction Manager for these projects. Judicial Council reserves the right to change assignments as needed.

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5	Out of which JCC office will the projects be administered or will there be multiple JCC project managers overseeing these projects?		Judicial Council reserves the right to run these projects through single office or multiple offices.
6	Will the design work be completed by multiple architects and/or engineers or a single firm?		Design work will be completed by multiple architectural / engineering firms.
7	Section 3.5.1 (Fee Proposal – Hourly Rates) indicates that the hourly rates in the fee proposal shall include the cost for travel and per diem expenses. Since we don't know the location or duration of each individual project it is not possible to build these costs into an hourly rate schedule.	RFP: Request for Proposal Page 7 of 12 Section 3.5.1 (Fee Proposal – Hourly Rates)	Cost for travel and diem expenses does not need to be included in the Proposal. See section 3.5 of Revision 1 for revised language.
8	Section 3.2.1.1 of Exhibit D indicates “The price for all services, the cost of any expected Travel and Living Expenses, and the cost of any expected Reimbursable will be added to calculate a lump sum price” This indicates that the Travel and Per Diem are negotiated on an individual Service Work Order and not part of the hourly rate. Please clarify.	Agreement: Section 3.2.1.1 of Exhibit D	Cost for travel and diem expenses does not need to be included in the Proposal. See Section 3.5 of Revision 1 to the RFP for revised language. Travel and Per Diem will be based on the Standard General Services Administration (“GSA”) rates.
9	What procurement method will be used for these projects? Design-Bid-Build, Design/Build, CM@Risk, or Job Order Contracting?	Agreement: Exhibit C, Section 2.13	Projects will be Design-Bid Build or Job Order Contracting. We do not expect Design/Build or CM@Risk to be used for these projects.

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10	Please clarify the timeframe of the contract and the contract value for the duration of the CM Services Facility Management Projects contract.	Agreement: Article 2	The contract will be for a five (5) year period as mentioned in Contract Article 2. Contract has no fixed contract value and Construction Manager will be used on an as-needed services.
11	The RFP states that the Judicial Council expects the project staff to be located in the Southern California region, please confirm you would like proposals for staff only located in the Southern California Region and not statewide.	RFP: Attachment 10	Staff should be located state-wide, however emphasis is provided on Southern California as the more projects are expected in the Southern California area. See Attachment 10 for details
12	In the pre-proposal conference call, a list of deferred maintenance projects was requested. Would you please provide the location for the projects?	RFP: Attachment 10	Refer to the new Attachment 10 Deferred Maintenance Project List that the Construction Manager will be required to focus on. This list does not include all the projects that might be assigned to the Construction Manager nor does this list obligate the Judicial Council to use a Construction Manager for these projects. Judicial Council reserves the right to change assignments as needed.
13	Would you please post the questions and answers provided in the pre-proposal conference calls on 4/25 and 4/26?		Written questions as submitted by bidders are posted with responses. The questions on the conference call were clarified and request was made to submit them in writing so we can respond officially to all the questions.