

**LONG BEACH COMMUNITY COLLEGE DISTRICT
CONTRACTS MANAGEMENT DEPARTMENT
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RFQ 09-003

PARKING STRUCTURE AT LIBERAL ARTS CAMPUS

**ADDENDUM NO. 3
January 27, 2009**

This Addendum No. 3 forms a part of the Contract Documents and modifies the original Request for Qualifications.

Note: It is the responsibility of all proposers to notify all sub-consultants or sub-contractors from whom they request proposals and from whom they accept proposals of all changes contained in this Addendum.

ADDENDUM NO. 3 CONTENTS

I. QUESTIONS FROM PROPOSERS

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I. QUESTIONS FROM PROPOSERS

1. **Q.** On page 23 of the Pre-Qualification package it asks for EMR ratings for the year 2007, 2006 and 2005. Did you want our EMR rating for 2008 as well?
A. *Please add the EMR rating for 2008.*

2. **Q.** In addition to submitting prequalification information about our Principal Engineers for Structural, Mechanical and Electrical disciplines, do we need to submit prequalification information for our Civil Engineer?
A. *Yes.*

3. **Q.** In addition to prequalifying Subcontractors for Structural, Concrete, Mechanical and Electrical, there are requirements for us to prequalify "Other" Subcontractors per Part I, I. Part III, G Team Member Questions for Other Subcontractor(s), 4th sentence reads "Any Other Subcontractor (including but not limited to, a proposed Other Subcontractor for the design-build of the parking structure portion of the parking structure) that fails to receive the overall minimum score required for this Part III, G will be disqualified. The failure of at least one Other Subcontractor to achieve the overall minimum score required by this Part III, G for qualification shall result in the disqualification of the Applicant for the entire Project." Does

the definition of "Other" Subcontractors only include other design-build subcontractors or both design-build and non-design-build subcontractors? Some of the work categories/trades on a parking structure have only a minimal scope of work (eg. finish flooring, doors, fire extinguishers, striping, signage, waterproofing/elastomeric, sheet metal, etc.) If non-design-build subcontractors are required to be pre-qualified, would that have to include all of these minor trades? For your information, pre-qualification submittals for LACCD design-build parking structures have only required us to pre-qualify other design-build subcontractors in addition to Mechanical and Electrical.

A. List and provide information on the major subcontractors and other design-build subcontractors.

4. Q. Will the design-build RFP for this project require the Design-Build Contractor to list subcontractors as part of its RFP Submittal? If so, will the Design-Build Contractor be allowed to list a subcontractor that it hasn't pre-qualified? For your information, Design-Build RFP Submittal requirements for LACCD design-build parking structures do not have any subcontractor listing requirements since the projects are design-build and 100% construction documents are not available during the bid process. In addition, the specific scope of this design-build parking structure is currently unknown at this time along with any knowledge of what specific specialty trades will be required. For example, there may or may not be any requirements for glass and glazing depending on the architectural design requirements of the parking structure exterior.

A. The RFQ requires that the Applicant list and provide information on the major subcontractors and other design-build subcontractors that will make up the Design-Build Entity Team members.

5. Q. Part II, Essential Requirements, first paragraph reads "This Part II consists of pass/fail questions. Failure by Applicant to pass any of the Questions in this Part II will result in the Applicant being disqualified, regardless of the scores received by the Applicant for its responses to any other questions in this Questionnaire." Questions no.11 and 12 require the Architect of Record and all Principal Engineers to be covered by a professional liability insurance policy with a policy limit of at least \$1,000,000 per occurrence and \$3,000,000 in the aggregate from a California admitted company that provides coverage for work on a design-build contract. If either an Architect of Record or a Principal Engineer has a lower policy limit of say \$1,000,000 occ. /\$2,000,000 agg. currently in place, but can provide a letter from its insurance carrier verifying that this coverage of \$1,000,000 occ. /\$3,000,000 agg. can be provided if the Design Consultant is awarded the contract for this project, would that be acceptable to the District? Disqualifying a Design-Build Applicant because its proposed Design Consultants do not have this coverage currently in place and/or expecting the Design Consultants to increase their E&O insurance coverage to these limits just to be pre-qualified and/or be able to bid this project doesn't seem to be fair/reasonable.

A. A letter from the Insurance provider/carrier can be provided to the District verifying/confirming that the Design Consultant(s) will have the required coverage at award of contract.

6. Q. Is it acceptable to defer the selection of the Concrete, Electrical, Mechanical and Other Subcontractors until Phase 2- Request for Proposals? It is my understanding the design performance criteria is not available until the RFP stage and therefore we have not yet started our preliminary design process to address your needs. As the Design Build Contactor we would want these documents to fully evaluate each subcontractor's proposal for design quality and overall value before making the final team selections. There are several qualified subcontractors in each trade that can perform well on this project and we feel it will benefit the Client to allow their proposals to be fully evaluated by the Design Build Contractor, prior to make a selection.
- A. No.
7. Q. If we cannot defer the selection of the Subcontractors until the RFP stage, will it be acceptable to list multiple preferred Subcontractors for each trade?
- A. No.
8. Q. Could you please let me know the estimated construction start and completion dates? Also, my understanding from the meeting is that there will be a shortlist determined from the RFQ, followed by interviews (4 firms) and then the issuance of an RFP. Do I have that order correct?
- A. *The District anticipates a 10-month construction period with a Fall 2010 occupancy. As part of the prequalification process, the District may conduct interviews to establish a shortlist of Design Build Entities that will then be asked to participate in the RFP process.*
9. Q. Regarding Price, is the District seeking a fixed fee for the entire project or just fees and GCs?
- A. *Refer to the description of the Design-Build Competition in the RFQ. The focus of the Pre-Qualification Phase are the qualifications of the DBE. Only the short-list of Pre-Qualified Applicants will be given a Request for Proposal (RFP) invitation to submit Design-Build Proposals for the Project. Price will be addressed in the RFP portion of the Design-Build Services.*
10. Q. What percentage of the total points will price be?
- A. *Price is not a consideration during the qualification process.*
11. Q. Does the District have a sample Design-Build contract we could review?
- A. *It will be issued with the RFP.*
12. Q. Does the District have a Project Labor Agreement?
- A. *The District does not have a Project Labor Agreement.*
13. Q. In the RFQ you state that the conference is mandatory for prospective contractors. Does this mean that our "build" entity had to be in attendance as well or is it enough that we were there to represent our firms?
- A. *The Prime (Majority Financial Partner-Member) of the Design-Build Entity needed to be in the mandatory pre-qualification conference. It is possible for an Architectural Firm to be the Prime (Majority Financial Partner-Member).*

14. Q. On Page 13 and as part of V. **PRE-QUALIFICATION FORMAT AND CONTENT, B. Proposal Content, 3. Request for Qualification Contents**, the second bullet **b. Tab 2: Pre-Qualification Application and Questionnaire** states “Complete the Pre-Qualification Application and Questionnaire attached as Exhibit B to these Instructions.” RFQ 09-003 included Exhibit A, Prequalification Application and Questionnaire. Which is the correct Exhibit letter?
- A. *Exhibit A.*
15. Q. What are the power requirements/demands for the Photovoltaic system?
- A. *Maximum possible photovoltaic system for the footprint and exposure.*
16. Q. The Insurance requirements stipulate \$1 million Occurrence and \$3 million Aggregate for the “lead architect”. Do the same requirements apply for tiered designers (electrical, plumbing, etc)?
- A. *Yes.*
17. Q. Qualifications for the Architect of Record Clarification: When question states: “Architect of Record”: Are the questions to be answered for the licensed proposed architect ONLY or for the Architect of Record firm? For instance: A-28 (page 33): Have the General Contractor and proposed Architect of Record ever worked on the same” A-29 (page 33), B-11 (page 35), B-12 (page 36)
- A. *Architect of Record.*
18. Q. Does a scorecard exist that addresses each line item specified for Tabs 1, 2, and 3?
- A. *All of the items specified in Tabs 1, 2, and 3 are incorporated into the scoring as detailed in Section V. Evaluation and Scoring.*
19. Q. What is the timeframe for the interviews? What is the agenda for the interviews: will they address the qualifications we are submitting or project specifics?
- A. *The District anticipates conducting the interviews mid to late February. The interviews will be conducted to further address the qualifications and explore the philosophy and culture of the Design Build team.*
20. Q. Are we locked in with the sub for who we submit a prequalification questionnaire?
- A. *Yes, if a change is made after the completion of the pre-qualification process the District will follow the request for substitution process as outlined in PCC Section 4107.*
21. Q. If we do not submit a questionnaire for a sub, can we still get a bid from them later?
- A. *Provide information for the Concrete, Structural, Mechanical & Electrical subcontractors. The RFQ requires that the Applicant list and provide information on the major subcontractors and other design-build subcontractors that will make up the Design-Build Entity Team members.*

22. Q. Is a joint venture Applicant required to submit separate questionnaire information for each entity, such as Section 1 General Information in its entirety or just question 5c. as specified? Is it acceptable to modify the questionnaire for the JV for sections such as Sec 1 Item 1-8 EMR or Revenue, so each entity of the JV can show its information?
- A. *A joint venture applicant is not required to submit separate Section 1 General Information for each entity. Yes it is acceptable to modify the questionnaire so each entity may provide its information. However, the joint venture must legally be in place at the time of submission.*
23. Q. In Section II Essential Requirements, is it acceptable for each Joint Venture Entity to combine information, or should each entity submit separate information on duplicate forms? If required to submit combined information, is it acceptable to modify the form to submit the information for each entity, such as EMR, Financial Info and the like?
- A. *Submit separate information on duplicate forms.*
24. Q. In Section III, Team Member Questions, same question as 24 above. Pursuant to Section 1 General Requirements, Part B Design-Build Entity Members on page 3 of 60, if two Design-Build entity members desire to enter a Joint Venture Agreement, does that agreement need to be attached to the questionnaire?
- A. *Yes, refer to Exhibit A, bottom of page 3.*
25. Q. Can we be provided with the Campus Design Guidelines or directed to where they are located for review?
- A. *At this time, the design guidelines are not available.*
26. Q. Does new building façade need to match the facade of existing buildings?
- A. *At this time, the design guidelines are not available.*
27. Q. Can the design be led by an engineer/parking consultant led team?
- A. *The Prime (Majority Financial Partner-Member) of the Design-Build Entity needed to be in the mandatory pre-qualification conference. It is possible for an Architectural Firm to be the Prime (Majority Financial Partner-Member).*
28. Q. What goals are set for sustainable design and LEED Certification?
- A. *The District does not have stated goals for sustainable design and LEED Certification.*
29. Q. Does a geotechnical engineer need to be part of the team?
- A. *No.*
30. Q. Which sub-consultants other than architect should we include information for in the package?
- A. *Provide information for the Concrete, Structural, Mechanical & Electrical subcontractors. The RFQ requires that the Applicant list and provide information on the major subcontractors and other design-build subcontractors that will make up the Design-Build Entity Team members.*

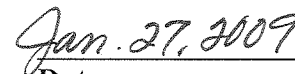
31. Q. Does the College require firms to have a local office in Long Beach, CA?
A. *No.*
32. Q. Are there any other users of the garage other than students?
A. *The garage will be utilized by faculty, staff, students, and the general public.*
33. Q. Will there be any other occupancy spaces such as retail or office within the garage?
A. *An office and a storage room.*

END OF ADDENDUM NO. 3

LONG BEACH COMMUNITY COLLEGE DISTRICT



Margie Padron
Contracts Manager



Date