

1. Should Interested Contractors include the allowances into their final GMP?

Response: No. Contractors should not include the allowances into the final GMP. However, Contractors will need to bond on the total potential cost of the project, which will include the allowances. Furthermore, the District's Board Agenda will include the GMP and the allowances in the contracts presented for Board approval.

2. I just noticed that the RFQ (Tab 4 – H) requires the license type to be a B license. Can you please confirm that this should be an A or B similar to the other shade structure projects we have completed in the past.

Responses: Interested contractors may hold either an A license, or a B license, or both.

3. There are currently allowances in the bid documents for the costs of work. Those allowances are listed on page 81 of the PDF document as follows:

Group A, Project #25-002 = \$100,000.00
Group B, Project #25-003 = \$150,000.00
Group C, Project #25-004 = \$200,000.00
Group D, Project #25-005 = \$150,000.00

Please note: The District has decided to add **additional allowances** specifically for potential changes from DSA to the current designs. Those "DSA Allowances" are as follows:

Group A, Project #25-002 = \$100,000.00
Group B, Project #25-003 = \$150,000.00
Group C, Project #25-004 = \$200,000.00
Group D, Project #25-005 = \$150,000.00

4. Is there a bid form available or can the GC use their own format?

Response: There is a specified format for the entire submission. The submittal format can be found in the bid documents beginning on page eight (8). Tab #8 of the submission outlines the details for pricing and contingency. However, there is no specific form to fill in for the GMP.

Please note: Read the bid documents carefully. The format of the submittal will have an impact on the evaluation of the submittal.

5. The RFQ/P (page 4, page 14-15) identifies the scope of work includes Preconstruction Service (deliverables include cost estimates, value engineering, scheduling, constructability review, site evaluation, GMP development). The RFQ/P indicates the Board will award the LLB contract 9/24/2024. Appendix A of the RFQ/P indicates Project Completion is 1/28/2025. This is a period of four (4) months for preconstruction

and construction. What is the date the District requires a GMP to be available to the District, and what Board meeting date is the District targeting for GMP award? Typically, the Board Meeting Schedule requires items due approximately two (2) weeks before to the respective Board meeting.

Response:

The Guaranteed Maximum Price, Not to Exceed proposals, are due on September 12, 2024 no later than 4:00 p.m. at the Stockton Unified School District Facilities Office, 1932 El Pinal Drive, Stockton, CA 95215.

The GMP/s for the four projects will be presented to the Board of Trustees for consideration at the September 24, 2024 board meeting.

In the LLB RFQ Document, pages 3 and 4, please replace Section B Scope of Work with the following:

B. Scope of Work

Although the final scope of work will be negotiated in the executed Agreement (defined below at subparagraph G), the selected developer shall be responsible for performing the following scope of work, at a minimum:

Preconstruction Services:

- ~~1. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency, and coordination.~~
- ~~2. Undertake value engineering analysis and prepare reports with recommendations to District and Architect of Record to maintain established program budget and specifications.~~
- ~~3. Provide detailed cost estimates.~~
- ~~4. Expedite design reviews, including modifications, if any, based on value analysis.~~
5. Provide a proposed Guaranteed Maximum Price (“GMP”), Not to Exceed, for the construction of the project with identified subcontractor bids and self-performed work.

In the LLB RFQ Document, pages 14 and 15 please replace Tab 10 – Assurances with the following:

TAB 10 – Assurances

The Respondent must acknowledge each of the following items and confirm that it will be willing and able to perform these items:.

Preconstruction Services: Respondent shall provide services that relate to the organization and development of the Project prior to the start of construction including the following:

1. Provide a proposed Guaranteed Maximum Price (“GMP”), Not to Exceed, for the construction of the project with identified subcontractor bids and self-performed work.

- ~~**Site Evaluation:** Consult with District staff in relation to the existing site. Selected developer should make site visits, as needed to review the current site conditions. During this evaluation, selected developer may make recommendations relating to soils investigations and utility locations and capacities, in order to minimize unforeseen conditions.~~
- ~~**Plan Review:** Provide plan review and constructability services. Refer to the Facilities Lease for the required scope. Place an emphasis on ensuring that the Project can be completed within the established schedule and within the available budget. During the review, selected developer shall review the documents for clarity, consistency, constructability and coordination. The results of the review shall be provided in writing and as notations on the documents to the District. The selected developer shall also make recommendations to the District with respect to constructability, construction cost, sequence of construction, and construction duration.~~
- ~~**Pre-construction Meetings:** Attend meetings at the Project site with the architect of record and the District every two (2) weeks, until the Notice to Proceed with Construction is issued (meeting duration is approximately 2 hours).~~
- ~~**Value Engineering:** Provide a detailed analysis of all major Project systems with an emphasis on possible value engineering possibilities.~~
- ~~**Detailed Construction Critical Path Schedule:** Produce detailed construction critical path schedules to be incorporated into the Project documents including identification of the Project critical path and agency approvals.~~
- ~~**Preliminary and Detailed Estimates:** Provide preliminary construction estimates using like-kind construction costs. Upon receipt of the Project plans and specifications, provide detailed construction estimates showing the values of all major components of the Project.~~
- ~~**Construction Planning:** Plan the phases and staging of construction, staging areas, temporary fencing, office trailer placement, access, etc. as required.~~
- ~~**Other services:** Any other services that are reasonable and necessary to control the budget and schedule.~~

Construction Services:

- **Project Accounting and Management Systems:** In coordination with District staff, develop the Project accounting and budget management systems. A process of up-to-date costs management will be necessary. During construction, monthly reporting will be required.
- **General Conditions:** List what is included in the Respondent’s general conditions (including full-time and part-time personnel) and a monthly value of the general conditions. Indicate what would be included as a cost

of work versus a line item in the general conditions. See **APPENDIX C-4** for an example.

- **Management of Project:** Administer and coordinate on a daily basis the work of all trade contractors the successful Respondent hires to work on the Project. Enforce strict performance, scheduling, and notice requirements. Document the progress and costs of the Project. Report proactively on potential schedule impacts. Recommend potential solutions to schedule problems.
- **Trade Contractors:** Pursuant to Public Contract Code section 20111.6, each prospective MEP Contractor holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses shall be prequalified by the District to perform electrical, mechanical and/or plumbing construction work as a first-tier subcontractor on the Project.

In the Facilities Lease document, please replace the entirety of Section 10 Preconstruction Services with the following:

10. Preconstruction Services

10.1 Provide a proposed Guaranteed Maximum Price (“GMP”), Not to Exceed, for the construction of the project with identified subcontractor bids and self-performed work.