

LA MESA-SPRING VALLEY SCHOOL DISTRICT

RFQ/P No. V22/23-001

Casa De Oro Elementary, Highlands Elementary, Loma Elementary, Murdock Elementary, Sweetwater Springs Elementary, Spring Valley Academy, Operations Center, Maryland Avenue Elementary, La Mesa Arts Academy, La Mesa Dale Elementary, Lemon Avenue Elementary, & Rolando Elementary Site Improvements

Addendum No. 2

Date: 9/23/2022

THIS ADDENDUM IS ISSUED AS ADDITIONAL INFORMATION AND/OR AS A CHANGE IN SPECIFICATIONS OR INSTRUCTIONS TO ALL PROSPECTIVE PROPOSERS INTERESTED IN THE ABOVE-MENTIONED REQUEST FOR PROPOSAL.

This Addendum #2 to RFQ/P #V22/23-001, unless otherwise noted herein, makes changes to and/or clarifies the contents of RFQ/P #V22/23-001 as described below:

RFQ/P ITEMS

Item RFQ/P-01: Reference RFQ/P Page 1

Replace with Attachment A.

Item RFQ/P-02: Reference RFQ/P Page 6 and 7

Replace with Attachment B.

Item RFQ/P-03: Reference RFQ/P

Add Attachment C – Informational meeting sign in sheet.

Item RFQ/P-04: Reference RFQ/P

Add Attachment D - "Appendix C-3 – General Conditions Costs".

RFI RESPONSES

RFI-01 Question #1

"Can you please confirm the last sentence on the first page of the Request for Qualifications and Proposals?"

Response:

All proposals will be accepted regardless of attendance of the September 14th informational meeting. See RFQ/P-01 which removes this sentence.

RFI-02 Question #1

"The program schedule indicates two (2) estimates and two (2) constructability reviews will be required, please confirm"

Response:

Per the program schedule, based on the time the selected LLB entity is contracted, Bundle B should require the selected LLB entity to provide one (1) 50% construction documents (CD) phase estimate, one (1) 50% CD phase constructability review, one (1) 100% CD phase estimate, and one (1) 100% CD phase constructability review. Bundle C should require the selected LLB entity to provide one (1) Design Development (DD) phase estimate, one (1) DD phase constructability review, one (1) 50% CD phase estimate, one (1) 50% CD phase constructability review, one (1) 100% CD phase estimate, and one (1) 100% CD phase constructability review.

RFI-02 Question #2

"Can you please advise what occupancy permits will be required for these projects?"

Response:

In regards to what occupancy permits are necessary, this will be determined during the course of the project.

RFI-02 Question #3

"On the previous Bundle A RFP/Q, the issued Addendum 1 updated the insurance coverage with lower limits, see snip included below. Please advise if the District anticipates matching the below coverage for the Bundle B & Bundle C projects as well. In this same section please confirm the insurance limits for those subcontractors whose scope of work does not exceed One Million Dollars (\$1,000,000) as well"

Response: The District have revised their insurance requirements. Please see RFQ/P-02.

RFI-02 Question #4

"Can you please clarify what insurance limits will be required for subcontractors under 10% of the project value and/or over \$1,000,000.00?"

Response: The question is unclear and the District is unable to respond. Appropriate amounts for these subcontractors can be negotiated with the selected Lease-lease back during the course of the project.

RFI-02 Question #5

"Can you please clarify if a schedule is to be provided for each site or if one schedule to be provided for La Mesa Dale Elementary school site improvements only?"

Response:

Only one (1) schedule is requested to be provided for the RFQ which is for the La Mesa Dale Elementary site due to the importance of the new building planned for the site. Due to the preliminary state of the design documents included, the schedule provided in this RFQ can be rough and conceptual.

RFI-02 Question #6

“Can you please provide Appendix C-3 if required?”

Response: Please see attachment D – “Appendix C-3 – General Conditions Costs”. General conditions costs are not to be included in this RFQ.

RFI-02 Question #7

“Is the intent to provide CM/GC trailers at each site?”

Response:

Trailers are not required at each site. Trailers can be set at one site as a central hub for work to be performed.

RFI-02 Question #8

Could Letters of Recommendation, Insurance Letter, Appendix C-1 Non-Collusion Declaration, C-2 Iran Contracting Act Certification, C-4 Contracting History Form and Appendix D Proposal Form also be excluded from the page count?

Response: Yes, these documents can be excluded from the page count.

RFI-03 Question #1

“If we have a C-39 license, do we also have to pre-qualify? Or can we check if we are already pre-qualified for this project specifically?”

Response:

Prequalification is required for any bidders on this RFQ.

END OF ADDENDUM #2

Attachment A

**LA MESA-SPRING VALLEY SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS AND PROPOSALS
LEASE-LEASEBACK CONSTRUCTION SERVICES
RFQ/P # V22/23-001**

La Mesa-Spring Valley School District ("District") is seeking proposals from qualified persons, firms, partnerships, corporations, associations, or professional organizations, pursuant to its Measure V Bond Program, to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the development and construction for the following District Projects (each a "Project" and collectively "Projects"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq. The District intends to enter separate agreements for each Project, with the goal of entering into eleven agreements with the same lease leaseback developer for each.

- Casa De Oro Elementary Site Improvements
- Highlands Elementary Site Improvements
- Loma Elementary Site Improvements
- Murdock Elementary Site Improvements
- Sweetwater Springs Elementary Site Improvements
- Spring Valley Academy and Operations Center Site Improvements
- La Mesa Dale Elementary Site Improvements
- Lemon Avenue Elementary Site Improvements
- Maryland Avenue Elementary Site Improvements
- Rolando Elementary Site Improvements
- La Mesa Arts Academy Site Improvements

The Request for Qualifications and Proposals ("RFQ/P"), which includes instructions for its completion, is enclosed for your consideration. Respondents to this RFQ/P must submit a completed Statement of Qualifications ("SOQ") along with the Proposal (collectively "RFQ/P Packet"). **The District will only receive RFQ/P Packets submitted electronically.**

RFQ/P Packets will be received until 2:00 p.m., October 7th, 2022, only at the following email address:

measurevprocurement@lmsvschools.org

Any RFQ/P Packet that is submitted after this time shall be nonresponsive and returned to the bidder. **Each Respondent is solely responsible for timely submission of its RFQ/P Packet; the District is not responsible for any technological issues in a Respondent's ability to timely submit its RFQ/P Packet or portion thereof.**

ALL RESPONSES ARE DUE BY 2:00 P.M. ON OCTOBER 7TH, 2022. Oral, telegraphic, facsimile, telephone RFQ/P Packets will not be accepted. RFQ/P Packets received after this date and time will not be accepted and returned unopened.

An optional information meeting will be conducted on **SEPTEMBER 14TH, 2022**. The meeting will be held at the board room at **4750 Date Ave. La Mesa CA 91941**.

Attachment B

H. **Indemnity**

Respondents to this RFQ/P must acknowledge that they have reviewed the District’s indemnity provision set forth in the Facilities Lease (**APPENDIX B**) and must agree to the indemnity provision and confirm in writing that, if given the opportunity to contract with the District, the Respondent has no substantive objections to the use of the District’s standard indemnity provision.

I. **Insurance**

The District requires at least the following insurance coverage from the selected developer:

Commercial General Liability	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	Developer: \$2,000,000 per occurrence; \$4,000,000 annual aggregate Subcontractors (over 10%): \$1,000,000 per occurrence; \$2,000,000 annual aggregate
Excess Liability		Developer: \$3,000,000 per occurrence; \$3,000,000 annual aggregate Subcontractors (over 10%): \$3,000,000 per occurrence; \$3,000,000 annual aggregate
Automobile Liability – Any Auto	Combined Single Limit	\$1,000,000 (limits may be met with Excess Liability Policy required herein)
Workers’ Compensation		Statutory limits pursuant to State law
Employer’s Liability		\$1,000,000
Builder’s Risk		Replacement Cost
Pollution Liability		\$2,000,000 per occurrence; \$2,000,000 annual aggregate

The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars (\$1,000,000) shall not be less than the following amounts:

Commercial General Liability	Product Liability and Completed Operations	\$1,000,000 per occurrence; \$2,000,000 annual aggregate
Excess Liability		\$1,000,000 per occurrence; \$2,000,000 annual aggregate
Automobile Liability - Any Auto	Combined Single Limit	\$1,000,000

Workers Compensation		Statutory limits pursuant to State law
Employers' Liability		\$1,000,000

Selected developer(s) must provide to the District certificate(s) of insurance and endorsements satisfactory to the District. Insurance policy(ies) shall not be amended or modified and coverage amounts shall not be reduced without thirty (30) days' written notice to District prior to modification and/or cancellation. For Commercial General Liability and Automobile Liability, District must be named as an additional insured on all policies. Selected developer's policy(ies) must be primary; any insurance carried by the District shall only be secondary and supplemental. Selected developer(s) shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of insurance required of the developer or subcontractor has been provided to and accepted by the District.

II. FULL OPPORTUNITY

The District hereby affirmatively ensures that all Respondents including, without limitation, Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprise ("SLBE"), Small Emerging Local Business Enterprise ("SELBE"), and Disabled Veterans Business Enterprise ("DVBE") firms, will be afforded full opportunity to submit qualifications in response to this RFQ/P, and will not be discriminated against on the basis of race, color, national origin, ancestry, disability, gender, transgender status, political affiliation, or religion in any consideration leading to the award of contract.

III. LIMITATIONS

This RFQ/P is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFQ/P. The District reserves the right to add additional prequalified Respondents for consideration after distribution of this RFQ/P if it is found to be in the District's best interest. All decisions regarding selection of the developer(s) will be made in the District's best interests. The awarding of the contract pursuant to this RFQ/P, if at all, is at the District's sole discretion.

The District makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any RFQ/P Packet in response to this RFQ/P.

RFQ/P Packets and any other supporting materials submitted to the District in response to this RFQ/P will not be returned. RFQ/P Packets will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, the District will hold RFQ/P Packets confidential and will not be subject to disclosure under the California Public Records Act until after either: (1) the District and the successful Respondent(s) have completed negotiations and entered into an Agreement, or (2) the District has rejected all Proposals. Furthermore, the District will have no liability to the Respondent or other party as a result of any public disclosure of any RFQ/P Packet.

Attachment C



LA MESA-SPRING VALLEY SCHOOLS

LA MESA SPRING VALLEY SCHOOL DISTRICT

RFQ/P #V22/23-001 PRE-PROPOSAL CONFERENCE SIGN IN

DATE:	5/2/22
PROJECT TITLE:	Bundle B and C
MEETING LOCATION/ TIME:	4750 Date Avenue/1pm-2pm

ATTENDEES:

NAME	COMPANY	CONTACT NUMBER	CONTACT EMAIL	SIGNATURE
Chris Lawlor	Erickson-Hall Construction	(760)522-3836	clawlor@ericksonhall.com	
Brandon Fisher	Erickson-Hall	760-975-7433	bf.fisher@ericksonhall.com	
John M. Ventral	BERNARDS	951-692-8938	jventral@bernards.com	
Michael Gonzalez	West Coast Air	958-864-2189	RLGonzalez@WCAC.com	
Jovany Arizmendi	Soltek Pacific	760 877-6559	Estimating@soltekpacific.com	
MANTIS JUSKA	FLINT BUILDERS	408 931 4713	M.JUSKA@FLINTBUILDERS.COM	
Ronabea Carrizosa	Edwards Construction Group	619-625-8401	RC@Edwardscongroup.com RS@Edwardscongroup.com	
Daniel Clem	Telacu Construction Manager	714-656-7315	dclm@telacu.com	
Brendy Gorham	Balfour Beatty	619 493-6457	bgorham@bbus.com	
Jeremy Wood	Studio We	951-86-9402	jwood@studiowe.com	
Ken Reiner		760-520-7777		
Catalino Romo	CW Drive	619-97-2455	crombo@cwdriver.com	
Michelle Reiner	Balfour Beatty	958.231.3069	MREINER@BBUS.COM	

Attachment D

APPENDIX C-3

General Conditions Costs (To be attached)