

ADDENDUM #1

Deschutes Public Library
Request for Proposal 21/22-07
Construction Manager / General Contractor (CM/GC) Services
for Bond-Funded Construction Projects

Work Package 2 – Redmond Library

Make note of the following changes and additions to the request for proposals document. Strike Through indicates “DELETE” and RED TEXT indicates “INSERT”.

Page 4 – Section 1 Project Background

- Q: Will the projects be seeking LEED certification?
- Q: Has an estimated square footage been determined for the project?
- Q: What are the anticipated construction types for the project?

Page 11 – Revise Section 8 Proposal Requirements to read:

Work Package 2: The Redmond Library will be reinvented in its current downtown location as a vibrant library for growing community needs. The **planned 40,000 – 45,000 sf** new library will serve as a primary location for children exploration and discovery in Redmond and will provide expanded programming and classes in flexible and multi-use spaces for all ages. Project scope will include the demolition of the current facility built in 1929, site development for connection to existing downtown infrastructure, and a possible café vendor. **DPL is not seeking LEED certification, but the project will be designed to a LEED Silver level. Anticipated construction types are as indicated in the Conceptual Design for Future Libraries report.** The Owner's estimated construction budget, including design/estimating contingency and escalation, for this Work Package is \$ 34,240,600. This number will be used as the basis of evaluation for this RFP.

Page 5 – Revise Section 1 Project Background to read:

With the RFP closing, and proposals to be opened on September 8, 2021, the District reserves the right to interview one or more of the top ranked Proposers from September ~~23–27~~ **28 - 30**, 2021. The District will issue a Notice of Intent to Award a contract to the top ranked Proposer at its board meeting held at 12:00 p.m. on October 13, 2021.

Page 5 – Revise Section 2 Schedule to read:

The schedule for District's CM/GC planned selection is as follows, subject to change at the District's sole discretion:

August 18, 2021	Advertise RFP
August 25, 2021	Mandatory Pre-Proposal Meeting @ 10:00 AM PDT
August 27, 2021	Deadline for Clarifications/Change Requests/Protests
August 30, 2021	Final Addendum Issued
September 8, 2021	Proposals Due by 2:00 p.m. PDT
September 8, 2021	Proposal opening @ 2:00 p.m. PDT
September 28 - 30, 2021	Interviews (Proposer must reserve these dates when submitting proposal)
October 13, 2021	Issue Notice of Intent to Award
October 20, 2021	Appeal Period Ends
November 3 October 29 , 2021	Execute contract

Page 10 – Section 7 Proposal Submission

Q: Could you please confirm these are the binding requirements: The original copy to be fastened with a binder clip (per section 7 of RFP) and the copies to be bound (per section 8 of RFP).

Page 7 – Revise Section 7 Proposal Submission to read:

Submit an original and nine (9) copies of the Proposal. Proposals should be typed, single-spaced and double sided on regular size paper. ~~To facilitate handling by the District, the original document should be submitted in a flat bound form, not stapled, fastened together with an appropriately sized binder clip.~~ An electronic PDF copy of the proposal should be included in the application on a USB flash drive.

Page 11 – Section 8 Proposal Requirements

Q: Are resumes excluded from the overall page count?

Page 11 – Revise Section 8 Proposal Requirements to read:

Proposals shall be wholly contained in a single bound binder or cover. Paper size shall be 8 ½" x 11" using an 11- point minimum font size for text and limited to 20 pages. The cover letter, appendices, **resumes**, and Proposer Certification Form do not count towards the page limit. Proposals may be

printed double-sided, in which each face of the paper will count as a separate page. Covers and any dividers will not be included in the pagecount.

Page 11 – Section 8 Proposal Requirements

Q: In Section 8.2.2., the procurement language states "public CM/GC experience". We believe the procurement is asking for CM/GC experience overall, both private and public. Please clarify that private CM/GC experience is allowable.

Page 11 – Revise Section 8.2.2 to read:

8.2.2 Demonstrate that the Proposer has been in business for a minimum of five (5) years as a general contractor by providing a comprehensive narrative detailing the Proposer's specific prior experience and qualifications for at least five (5) public **or private** CM/GC projects involving new construction. Summarize the Proposer's construction service experience with libraries or other projects of similar size, complexity and quality. If no experience, Proposer may describe how the Proposer will be able to provide this type of construction service.

Page 11 – Section 8 Proposal Requirements

Q: This area refers to 'experience and expertise of anticipated subconsultants'. Are we to assume these are subconsultants of the design team (MEP, Structural, Civil Engineering, etc.), or should we assume this to mean sub-consultants that the CM/GC would bring on such as a skin consultant, or other similar area specific consultants.

Page 11 – Delete Section 8.2.3:

~~8.2.3 Summarize the relevant experience and expertise of anticipated subconsultants. Indicate whether Proposer and subconsultants have previously teamed together on CM/GC projects.~~

Page 17 – Revise Section 13 Appendices to read:

List of Appendices:

- A. Proposer Certification Forms*
- B. Pricing Proposal Form (edit specific job roles as needed)*
- C. CM/GC Contract and Associated General Conditions and Bond Forms
- D. Master Development Schedule **dated 8/27/21**

E. Contract Form Exhibit A, CMGC General Conditions

*** Complete and return with the proposal response.** (If not, proposal will be non-responsive.)

Appendix C – CM/GC Contract and Associated General Conditions

Q: In Section 3.1.10 of the contract it states “CM/GC shall assist in the coordination with ODOT for their work being performed on Highway 20 and the new Robal Road round about.” Can you please confirm that this only relates to WP1?

Appendix C – CM/GC Contract and Associated General Conditions, Delete Section 3.1.10:

~~3.1.10 CMGC shall assist in the coordination with ODOT for their work being performed on Highway 20 and the new Robal Road round about.~~

Attachments:

1. Master Development Schedule dated 8/27/21
2. Contract Form Exhibit A, CMGC General Conditions, Addendum 1 Revisions

Reminder: Be certain to note receipt of this and any subsequent addenda on the RFP “Appendix A: Proposer Certification Forms”. Acknowledgment of this addendum is a mandatory requirement. Responses received without acknowledging all addenda may be considered non-responsive.

Greg Holcomb
Owner's Representative
Deschutes Public Library