

City of Kodiak
Construction Manager/General Contractor - New Fire Station PN 15-06/6016
Addendum No. 1
February 8, 2023

The following change(s) and/or clarification(s) are made to the Request for Proposal (RFP) for the Construction Manager/General Contractor services associated with the New Fire Station PN 15-06/6016:

1. Plan Holder Questions Posted by 9:00 a.m. February 1

Questions Related to Appendix C Division of Project Responsibilities

1. Item #47: Does Special Inspection and Testing (Owner Responsibility) include soils testing (Soils Sniffing) to monitor the presence of contaminated soils during excavation including laboratory analysis of suspected samples and the use of Environmental Consultants?

Response—Contractor and their agents shall monitor for evidence of contaminated soil and/or water during excavation activities. Monitoring is to include visual and olfactory observations. A contingency plan will be included in the project specification outlining procedures if/when any contamination is suspected. Along with the Owner's project management consultant, the Contractor and their subcontractors should be aware of the chemicals of concern outlined in the Phase 1 Environmental report and how to identify them. If they're identified, then a qualified environmental professional (QEP) would collect and test samples (Owner responsibility).

2. Item #52: Subcontractor Bond costs are indicated as to be included in the CM/GC Contractor's General Conditions lump sum bid costs. Subcontractor bonds are typically calculated on the Subcontractor quote x Subcontractor Bond Rate. These costs will not be known until design is near or at completion and Sub bids received. Should Item #52 be changed to Direct Cost of the Work?

Response—Revise Appendix C, line item #52 to be included in Direct Cost of Work.

3. Item #61: Rental Equipment is indicated as a General Conditions cost to be included in the lump sum GC's bid. We would normally include equipment items such as staff pickups, extended boom forklift (for general use), project office, office equipment, temporary heating & circulation equipment, temp generators and light plants as typical GC's related equipment to be included in the GC's (including operation and maintenance costs) lump sum. However equipment items such as scaffolding, cranes, manlifts, 2-Ton and greater trucks, container rentals and civil equipment and/or other self-performed work related equipment as equipment costs to be allocated to the Direct Cost of the Work. Please clarify which types of equipment would apply to the Lump Sum GC's cost?

Response— Appendix C, line item #61, Identify what equipment is included in your General Conditions and which you will anticipate being charged to Direct Cost of Work.

4. Item 75 & 76: Flagging, Traffic Control & Dust Control would typically be included with the sitework subcontractors lump sum price (Cost of the Work) during the performance period of their work.

Response— Revise Appendix C, line items #75-76 to be included in Direct Cost of Work.

General Questions

1. General Cost Question: Will the project be Sales Tax Exempt?

Response— Please see City of Kodiak Code 3.08.040 and 3.08.050 for sales tax exemptions applicable to city contracts and construction projects.

2. During the Site Visit held on 24 February 2023, the matter of Contractor Laydown was discussed. In that discussion three possible laydown solutions were suggested, 1) Remove the play equipment and fence adjacent to the site for reinstallation and development at another location and develop the existing play area into a gravel pad, 2) Clear the trees on approximately .8 Acres along Chichenoff Street and develop the area into a gravel pad or 3) Find a suitable location for laydown/material storage somewhere in the community. Regardless of the solution determined collaboratively with the COK, would the costs associated with development of a laydown pad be considered within the Cost of the Work? Understanding that a solution will be determined jointly with the COK likely during the Pre-Construction phase, it would be difficult and perhaps unrealistic to include the cost in the Contractor's Lump Sum GC's with our proposal.

Response— Proposers' "Price of Construction General Condition Items" lump sum shall NOT include laydown development costs for the reasons stated in the question. Laydown location and extent to be determined during Pre-Construction phase. Cost to develop any of these sites will be accounted for either in the Direct Cost of Work or from other sources, but for the purpose of consistency and accuracy in proposals, such costs shall NOT be included in proposers' "Price of Construction General Condition Items" lump sum

3. Will the SWPPP Plan development and estimate for installation be included in Design Development during the Pre-Con stage with the cost applied to the Cost of the Work?

Response—Contractor is responsible for development of SWPPP during Pre-Construction phase. Cost of plan and installation to be applied to Direct Cost of Work.

4. The current RFP requires the mechanical and electrical to go out to bid at the end of the design.

Our firm has worked on many CM/GC fire stations and other CM/GC projects. On the vast majority of these projects the mechanical and electrical who performed the pre-construction were negotiated with for the construction at the final reconciliation compared to the third party estimate. Negotiating the construction is the incentive to get experienced mechanical and electrical subs to spend the hundreds of hours on the design side to fix all the issues and keep the project within budget prior to the issue of the construction documents.

Would the owner consider changing the wording of the RFP? We typically would see something like “The intent is to issue a construction contract to the selected contractors team from this RFP upon the completion of the 100% construction documents. However the owner reserves the right at its sole discretion to bid part or all of the 100% construction documents.”

This change would increase participation of major subs and protect the owner.

Response—Proposers are encouraged to present a team inclusive of sub-consultant members who will be active participants in completion of a best value design for the project. The CM/GC contractor is required to seek competitive numbers for each aspect of the work. At their discretion the contractor may accept the proposals they deem best value for the Owner. Contractors may also choose to reimburse consultants for their pre-construction efforts.

There are no changes to the Bid opening Time and Location.

END of ADDENDUM NO. 1