

REDMOND MUNICIPAL AIRPORT - CITY OF REDMOND

ADDENDUM #3

REQUEST FOR PROPOSALS CM/GC SERVICES

Redmond Municipal Airport
Terminal Building Expansion Project
City Project No. AP2205



Proposal Due: March 3, 2023 at 3:00 PM Pacific Time

Deliver to:

City of Redmond

411 SW 9th Street

Redmond, Oregon 97756

Attention: Kelly Morse, City Recorder

Changes to RFP Documents

1. **Project Schedule – CM/GC Preconstruction Involvement.**

Modify the table Section A.5 for the CM/GC involvement to the following:

Project Component	Start	End
CM/GC Preconstruction Involvement	4/28/2023	7/2024 10/13/2023
Preconstruction Services	4/28/2023	7/2024 10/13/2023
Early Equipment Procurement	07/01/23	3/2024 9/30/2023

Note: The schedules for early procurement packages has not been well defined. It is dependent on grant funding and final project scope.

2. **Exhibit ‘E’ – Cost Matrix**

Replace Exhibit ‘E’ with the attached.

The bonds and insurance costs have been moved to the “Cost of Work”.

RFP Questions and Answers

1. **Can you clarify the time of the preproposal meeting and the Bid submission?**

The times on CIPLIST.com have been revised to the correct time zone. The mandatory pre-proposal meeting on February 15th, at 2:00 p.m (PST). The sealed proposals are to be submitted no later than 3:00 p.m. (PST) on March 3rd.

2. **A quick clarification on the CM/GC RFP for the airport expansion – the City does not intend to utilize an Owner’s Representative for the pre-construction and construction phases of the expansion, correct? I see several statements regarding the City’s Authorized Representative, but I assume that refers to actual City or Airport staff.**

Airport staff will be the authorized representative.

3. **Are the covers, table of contents, transmittal letter and statement of assurances (attachment 1) excluded from the page count?**

The covers, table of contents and transmittal letter shall be included in the page count.

The following are excluded:

Attachment 1 -Statement of Assurances

Attachment 2 - Health and Safety Questionnaire
Attachment 3 - Project Financial Questionnaire
Appendix A - Safety Program
Appendix B - Resumes

4. In attachment #1 there is a “Buy American Certification” that needs to be filled out. What portion of the project is this for, Preconstruction Services or the whole project?

It is extremely unlikely that the project could be constructed without a waiver. Select the box for Type 3 waiver. Waivers will be coordinated with the FAA. Waivers may need to be proceeded for each GMP.

5. The RFP has a Race Conscious DBE goal. Is this for the entire project or just the preconstruction service?

At this point the DBE goal is only related to the preconstruction services portion of the contract. The contractors shall meet or show good faith efforts to meet the DBE goal as it relates to the preconstruction services portion of the contract.

6. Will the presentation and sign in sheets for today’s meeting be available for contractors to access?

Yes, they are attached to this addendum.

7. What is meant by “frontage” of the baggage claim area?

The baggage claim “frontage” is the accessible perimeter of the baggage claim carousels for passengers

8. Will the upcoming President’s day holiday on Monday February 20th affect the proposal due date?

No it will not. Final questions are due EOB, Monday, February 20th and last addendum will be issued to address the questions.

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9. Attachment 4, Price Proposal Form item 2. Construction Manager’s General Conditions notes for Contractor to provide a maximum NOT TO EXCEED cost for General Conditions based on a percentage of assumed construction hard costs above. Then further notes that General Conditions will be negotiated based final project scope and schedule.

- a. Due to the variability in the scope of work, the opportunity to negotiate, and the range of possibilities can you please share how the GCs will be scored in relation to the overall cost proposal?
- b. If possible could you please share the overall method of scoring for the available 200 points for the price proposal?

The intent of item 2 on the price proposal form is to provide a comparison of the proposer's general conditions costs based on the \$75 million hard construction cost and a 24-month construction period. The cost proposals will be evaluated based on the best value to the owner.

10. Attachment 4, Price Proposal Form item 6. Calls for Contractor to itemize the Construction Insurance Rate and item 5. Bond Rate outside of item 3. Construction Managers Fee. Exhibit "E" General Conditions Cost of Work Matrix No. 6 appears to note that Insurance Premiums & Deductibles and No.29 Payment & Performance Bonds are a part of the CM/GC Fee.

Please confirm if Attachment 4 should have Insurance Rate and Bond Rate held separately and outside of item 3. Construction Managers Fee.

Insurance and bond rate are to be held outside of the Construction Managers Fee. Exhibit 'E' has been modified by this addendum to move the insurance and bonds to the "Cost of Work".

11. Please confirm Builders Risk Insurance will be assessed as a part of the Cost of Work and not included in the Fee percentage as noted in CM/GC Construction Contract Section 8.6.1 Other Included Costs of The Work.

All project specific insurance required for the project will be included under the "Cost of Work". Exhibit 'E' has been modified in this addendum.

12. Request for Proposals Section A. Item 5. Project Schedule and CM/GC Construction Contract Section 5. Dates of Commencement, Substantial, and Final Completion notes that:

- Preconstruction services are to occur from April 2023 through October 2023
- Early Work/Procurement Amendment (if required): Starting December 2023
- Construction Phase Services (GMP) Packages: Starting March 2024

For the purpose of developing the preconstruction fee please confirm if preconstruction services are from April 28th, 2023 to October 13th, 2023.

It is anticipated that the contractor will be involved providing preconstruction services throughout the entire design process. This would include up through the completion of construction documents. This revises the dates of preconstruction services in the RFP to late April of 2023 to July of 2024. The dates have been modified in this addendum.

13. **Bond Clarification: Exhibit E Line 29: List Payment and Performance bond as 'In CMGC fee, Attachment 4 item 5 asks for percentage and cost based on assumed COW on \$75M**

Question: Please confirm it is acceptable to list bond per attachment 4, not within fee, and that % will be applied to GMP when agreed to.

Yes, the bond cost shall be account for outside of the CMGC fee. Exhibit 'E' has been modified by this addendum to move the bond costs to the "Cost of Work"

14. **Insurance Clarification:**

- **Attachment 4 item 6 asks for construction insurance rate based on assumed COW \$75M**
- **Exhibit A, G.3.1 & G.3.5 'Insurance' states "Contractor will be required to obtain the insurance required under this section G.3 at Contractor's cost and expense"**
- **Question: Please confirm all primary coverage, workers comp, professional liability, GL, Auto, Pollution insurance to be excluded from fee and only shown in item 6 on attachment 4.**
- **Attachment 4 does not mention Builders Risk insurance; in accordance with section G.3.4 of Exhibit A, Builders Risk is to be carried for the full amount of the contract and 'Contractor will obtain, at contractors expense'**
- **Question: Please confirm Builders Risk is to be carried in attachment 4 line 6 with all other insurance.**

All project specific insurance required for the project shall be reflected in line 6, on attachment 4, and excluded from the fee.

Builders Risk Insurance will be required.

Exhibit 'E' has been modified in this addendum to move the insurance costs under the "Cost of Work"

15. **Available Laydown:**

Question: Are there any areas on airport property that we can assume for laydown and parking in attempts to reduce project costs? If so, can you provide the location available to the CMGC?

The location and discussions of the laydown yard will be part of the value engineering process during the design and input provided by the contractor during the preconstruction services phase.

16. 'Understanding and Approach to Executing the Project':

Question: Please clarify what is meant by RFP item F.5.a.xi "Development of detailed design submittals".

This section relates the contractor's ability to be able to provide detailed design alternatives or VE proposals during the preconstruction services phase of the project.

17. Attachment 4, item 1 NTE Precon Fee:

- **Question: Attachment 4.1 NTE Precon Phase Services fee requests position and rate—can this be provided on a supplemental form to list roles in excess of what is on form or is it required to be completed on provided form only? If any supplemental roles/rates are provided, will 200 points (in step 2) be awarded on a pro-rated basis?**

The contractor may provide a separate attachment to summarize the Preconstruction Phase Services Fee. Indicate the total on the line provided and indicate on the table to "See Attachment". The points awarded in step 2 in the for the cost proposal will be evaluated based on the best value to the owner.

Attachments:

Exhibit 'E' – Cost Matrix.

EXHIBIT E

GENERAL CONDITIONS COST OF WORK MATRIX

CITY OF REDMOND, OREGON – TERMINAL BUILDING EXPANSION PROJECT

This table details the Work categories that are included in: the Fixed Cost for GC Work, reimbursable costs for General Conditions Work, the Cost of the Work, or the CM/GC Fee, each as payable under the Contract terms. The table also shows which costs are City's responsibility.

Columns 1 thru 4 = GMP --- Columns 1 thru 5 = Project Budget

No.	Item	1. Fixed Cost for GC Work	2. Reimbursable Costs of General Conditions Work	3. CM/GC Fee	4. Cost of the Work	5. By Owner
1	Advertising Costs for Subcontract Bid Packages	X				
2	Allowances				X	
3	Alternates				X	
4	Engineering/Design & Construction Administration Services					X
5	Work performed by CM/GC and/or Subcontractors				X	
6	Insurance Premiums & Deductibles				X	
7	BOLI Fees	X				
8	Business Licenses & Fee	X				
9	Communications: Cell phones, radios, pagers, phone, fax, computer networks, etc.	X				
10	Construction Schedules	X				
11	Contract Modification Procedures	X				
12	Contractor Bid Allowances & Alternates				X	
13	Contractor Commissioning				X	
14	Contractor Home Office Overhead			X		
15	Correction of Non-Conforming Work			X		
16	Escrow Cost & Fees			X		
17	Final Cleaning & Pest Control				X	
18	CM/GC Profit			X		
19	CM/GC Project Closeout	X				

No.	Item	1. Fixed Cost for GC Work	2. Reimbursable Costs of General Conditions Work	3. CM/GC Fee	4. Cost of the Work	5. By Owner
20	CM/GC Project Warranty	X				
21	CM/GC Quality Control	X				
22	CM/GC Safety and Administration	X				
23	CM/GC Subcontractor Administration and Coordination	X				
24	GC/CM Submittal Procedures	X				
25	Construction Equipment – Owned and Rented including fuel and maintenance				X	
26	Direct Labor Expense including Benefits and Workers Compensation Insurance				X	
27	Drug/Substance Abuse Testing	X				
28	Mock-Ups				X	
29	Performance & Payment Bond Premium				X	
30	Progress Payment Procedures	X				
31	Project Accounting			X		
32	Project Management & Field Coordination Staff	X				
33	Project Meetings/Minutes	X				
34	Regulatory Permits and Fees		X			
35	Reproduction Costs: Plans/Specifications/Bid Documents	X				
36	Review and Analysis of Subcontractor Qualifications	X				
37	Bidding/Buyout			X		
38	Updates to the Subcontracting Plan	X				
39	Incidentals and small tools (under \$500) including repairs, storage and maintenance			X		
40	Subcontractor Bonds				X	
41	Subcontractor Costs				X	
42	Subcontractor Closeout / Warranty				X	
43	Subcontractor Submittal Procedures				X	
44	Substitution Requests	X				
45	Environmental Controls				X	
46	Electronic Record Drawings by CM/GC	X				
47	O&M Manuals by CM/GC	X				

No.	Item	1. Fixed Cost for GC Work	2. Reimbursable Costs of General Conditions Work	3. CM/GC Fee	4. Cost of the Work	5. By Owner
48	CM/GC Job Site Office, Furnishings, Equipment, and Supplies	X				
49	General Housekeeping	X				
50	Material Hoisting/Distribution				X	
51	Project Photos/Recordings	X				
52	Project Signage/Identification	X				
53	Site Survey (Line/Grade Control)				X	
54	Special Inspections and Testing					X
55	Temporary Fencing/Security/Barricades/ Partitions/Signs	X				
56	Temporary Fire Protection	X				
57	Temporary Lay down Areas/Roads	X				
58	Temporary Lighting				X	
59	Temporary Parking	X				
60	Temporary Power Consumption	X				
61	Temporary Facilities & Controls: Temporary Power Service	X				
62	Temporary Sanitary Facilities	X				
63	Temporary Water Consumption				X	
64	Temporary Water Service				X	
65	Temporary Weather Protection	X				
66	Vehicles	X				
67	Warranty Work			X		
68	Waste Management				X	
69	Travel and per diem for home office and project management staff	X				
70	Sales, use, or excise taxes				X	
71	Corporate Activity Tax			X		