



**REQUEST FOR STATEMENT OF QUALIFICATIONS (RSOQ) PS- #1166
CONSTRUCTION MANAGEMENT SERVICES FOR SHERIFF - COUNTY OPERATIONS
CENTER - EXPAND WOMEN'S JAIL, 300034**

CLARIFICATIONS, QUESTIONS AND ANSWERS

Updated: November 14, 2012

1. Question: Are there any small business goals or requirements associated with this RSOQ?

Answer: No

2. Question: Are there any engineer or owner's estimates for the project costs?

Answer: Yes, the County has an estimate prepared by a consulting firm. The estimate is titled, "100% Construction Document Statement of Probable Cost". The estimate is as follows:

Phase 1

A. Site-work:	104,100 SF	\$2,391,278
B. Housing Building:	38,100 SF	\$13,767,784

Phase 2

C. Medical Building :	7,977 SF	\$3,023,201
D. Security Electronics (365 Day Storage):		<u>\$4,288,421</u>

Total Estimated Construction Cost (Phase 1 & 2): **\$23,470,684**

Alternates

Alt. 1: IRC Building Renovation	11,000 SF	\$3,280,344
Alt. 1: Security Electronics (365 Day Storage)		\$226,072
Alt. 2: Bus Sallyport, Intake/Transfer Yard		\$2,196,717
Alt. 2: Security Electronics (365 Day Storage)		\$48,000
Alt. 3: LED Light Fixtures		<u>\$48,682</u>

Sub-total Alternates 1 – 3: \$5,799,815

Total Estimated Construction Cost (Includes Alternates 1 - 3): **\$29,270,499**

3. Question: What is the schedule for selection of the Construction Management firm and what is the anticipated Notice to Proceed?

Answer: It is estimated the Construction Management firm will be selected during the week of December 17 – 21, 2012. It is estimated the selected Construction Management firm will receive a Notice to Proceed from the County of San Luis Obispo no later than March 5, 2013.

4. Question: Are scoping documents, schematic drawings, or planning documents available for review?

Answer: No, the County has included various presentation documents that illustrate the proposed project. Please download the “Grant Presentation Exhibits” which include exhibits GP.1 thru GP.9 on the County Purchasing website for this RSOQ at [http://www.slocounty.ca.gov/GSA/Purchasing/Current Formal Bids and Proposals.htm](http://www.slocounty.ca.gov/GSA/Purchasing/Current%20Formal%20Bids%20and%20Proposals.htm). Selected construction plans will be available on-line very soon.

5. Question: Is it the intent to maintain the 20 page max? The maximum page count of 20 pages listed as item # 3 on page 3 of the RSOQ appears to overly restrictive based on the amount of information required. Is it possible to include non-counted exhibit/ attachments such as: resumes, similar project sheets.

Answer: The maximum page count of 20 pages has been cancelled and does not apply to the RSOQ for this project.

6. Question: In regards to the Master Temporary Parking Plan, is it the CM’s responsibility to develop a plan based on the collective input of the County and the Sheriffs, which will be designed by the project architect and civil engineer?

Answer: No, it is the County’s intent to design and prepare a Master Temporary Parking Plan. The CM will be required to administer and monitor the requirements of the temporary parking plan. This includes, but is not limited to, coordination of all temporary parking signage; public information; shuttle bus for County staff and general public; coordinate construction parking; material and equipment storage; attend meetings concerning the Master Temporary Parking Plan; and provide meeting minutes.

7. Question: Are there any CM positions that the County anticipates would fall under the referenced ‘Prevailing Wage’ guidelines indicated on Page 19 under Fees?

Answer: Unknown at this time. The CM consultant is responsible for full compliance of Prevailing Wage requirements pertaining to CM positions, not the County of San Luis Obispo.

8. Question: The RFP references that the construction manager should have a minimum 20 years’ experience and the resident project representatives having minimum 10 years. We interpret this as the construction manager will be lead person and the single point of contact to the County with the resident project representatives being in a supporting role. Is this interpretation correct?

Answer: Yes

9. Question: Are the plans and specs available for review of the Women's Jail expansion?
- Answer: Selected construction plans will be available for review on-line very soon. No specifications will be released.**
10. Question: Are Exhibits B-D to be included in the SOQ or are they solely for reference in conjunction with the contract?
- Answer: Exhibits B – D are not required to include in the SOQ. They are solely for reference only. Note: Appendix B must be completed and included with the RSOQ submittal by all responding firms.**
11. Question: In the RSOQ, pg. 3 item #2, it states that "reference information" is not included in the 20 page count. Does this refer to sample work products that we can reference within the proposal and place in the Appendix for review without counting towards the page limit?
- Answer: The maximum page count of 20 pages has been cancelled and does not apply to the RSOQ for this project.**
12. The RSOQ Summary of Scope of Work, Construction Phase, pg. 12 item j requires the CM to "Establish construction baselines and benchmarks, including construction staking, necessary for the contractor to complete the work to the lines and grades shown in the drawings". Is it the County's intention that the CM provide the utility and building construction staking for the contractor?
- Answer: No, the CM shall only monitor and coordinate survey services provided by the County such as, "establish construction baselines and benchmarks, including construction staking, necessary for the contractor to complete the work to the lines and grades shown in the drawings".**
13. Question: Is the County conducting a pre-RSOQ walk to familiarize the respondents with the site conditions (ie - wetlands issues, security issues, etc.)?
- Answer: Not at this time.**
14. Question: RSOQ has identified two phases of construction - what are their durations as CM time is based on length of construction?
- Answer: Phase 1 and 2 are defined in the answer to question number 2 above. Phase 1 is estimated to take 19 months. Phase 2 is estimated to take 12 months.**
15. Question: RSOQ provides a description of what is to be built - what is the current construction cost?
- Answer: See answer to question number 2 above.**
16. Question: Which SOQ format should be submitted? The RSOQ includes two required SOQ Formats (See Page 6 and page 17). Please note that the format starting on page 17 appears to be the more inclusive however it lacks the "Firm Qualifications" listed as item # 3 on the page 6 format.

Answer: Both SOQ formats are required by the County of San Luis Obispo. The responses to Page 6 & 7 should be placed at the front end of the RSOQ submittal. Please note, the requested estimated fee (submitted in a sealed envelope) will be used as an initial basis of negotiation of the final CM Consultant contract fee.

The SOQ information requested on pages 17 - 20 is to be included with the APPENDIX B, CONSULTANT INFORMATION SUMMARY form. The form shall be completed by all responders to the RSOQ. The Appendix B form may be modified, as necessary, to respond to the requested information on the form. Some responses to the information requested on pages 17 – 20 may not reasonably fit within the graphic limits of the Appendix B format. If so, it is permissible to provide responses in a paragraph or outline format as needed. Please include the responses in paragraph or outline format immediately following the Appendix B form information.

At page 19, under “FEES”, the County requests a basic fee schedule, as a basis of additional services.

17. Question: We have noted two sets of instructions for SOQ layout within RSOQ PS#1166. Which format is the correct one to follow, Page 6- 7 (SOQ Format) or Page 17-19 (Required SOQ Format and Content)?

Answer: See answer to question number 16. Above

Added on 11/09/12:

18. Question: Are the plans and specs available for review of the Women’s Jail expansion?

Answer: Most of the plans and all of the specs may be accessed through the following FTP website: <http://ftp.cannonassoc.com:8080> Login: SLOCOGSA Password: 26R237W. Please note the plans and specifications are for review only and not for construction.

19. Question: Please provide a list of the design team members. Breakdown of plan sheet quantities per discipline. This information will assist in determining constructability review hours.

Answer: See list of design team members on Sheet No. T-002 of construction plans that are accessible on the FTP site noted in item no. 1 above. The CM consultant is not required to provide a total constructability review of the construction documents. This review has already occurred by another consultant firm. The CM consultant is requested to review the results of the constructability review and advise the County of any concerns or recommendations.

Added on 11/14/12:

20. Question: Please provide copies of the signed/agreed to Project Delivery and Construction Agreement and Corrections Standards Authority Jail Construction Agreement to see what the County has specifically committed to the State for implementation and completion of this project. I found a copy of the CSA document dated June 3, 2010,

online, which included very useful information but I was not sure if this is the version of the document the County signed. 11/9/12: The copies of these two documents are critical as the CM is to support compliance of the contracts with the County. This will impact CM resource loading.

Answer: The requested information will be posted to the FTP website no later than Thursday, November 15, 2012. The site URL is: <http://ftp.cannonassoc.com:8080>; the Login is: SLOCOGSA; and the Password is: 26R237W.

21. Question: I am very confused as to the delivery method the County will use to complete the construction of the project. On page 7, Item 5.d. indicates "multiple construction contracts", page 9, Summary of Scope of Work, first sentence, "GC/Sub Prequalification, RSOQ", page 10, Item 1.e. indicates "prequalification submittals from general contractors and selected sub-contractors (approx. 5 trades)".

Answer: The project will be constructed under a single bid contract. Several bid alternates for the project will be considered for approval by the County depending on available funding.

22. Question: Is the project being done using the requirements of Public Contract Code (PCC), Section 20134 which appears to allow an RFP process for contractor selection? If yes, has the Board of Supervisors approved a differing process than bidding and obtaining the "lowest responsive bidder"?

Answer: No, the project will be competitively bid and the "lowest responsible bidder" will be awarded the contract.

23. Question: Are multiple contracts to be let per phase 1, 2 and possibly 3? This is a significant time impact if three separate projects are to be "bid" or "RFP" out.

Answer: No, a single contract will be let to construct the entire project.

24. Question: Page 9, demolition of the current women's jail - has an asbestos survey been completed? If yes and asbestos is present - what requirements/scope of work will the CM be required to provide?

Answer: An asbestos survey will be completed prior to award of a contract with a CM consultant. The scope of services that may be required of the CM consultant as a result of the survey will be included in the negotiation of the final contract before it is forwarded to the Board of Supervisors for award.

25. Question: Page 10, Item 1b, SWPPP - "Furnish the SWPPP details to the designer to be included in the Contract Documents ...". Page A27, Documents, Item 5, - does the SWPPP Monitor equate to being a "QSP" vs. Page 10, Item 1.b. indicates that "Each of the contractors anticipated on the project will be required to complete and implement the details of the SWPPP applicable to the specifications for their portion of the work as the Qualified SWPPP Practitioner (QSP)"?

Answer: The CM will be tasked with preparing an RSOQ for SWPPP Inspector and monitor (QSP) during construction of the jail expansion project. The CM will

ensure the contractor is adhering to the SWPPP, BMP's and erosion control measures, as required under the construction general permit for stormwater (current 2009-0009-DWQ as amended by 2010-0014-DWQ.)

26. Question: Please clarify who is the Qualified SWPPP Developer (QSD). As they are the required developer of the SWPPP documents including details.

Answer: The County is in the process of reviewing proposals and selecting a QSD for the SWPPP documents. The timeframe for delivery of the SWPPP is estimated to be 75 days.

27. Question: If the contractor is actually the QSP then they will be the ones to inspect the SWPPP/BMP/details.

Answer: No, the County intends to retain a consultant to function as the QSP.

28. Question: Therefore, the only responsibility the CM has will be to provide oversight to assure the QSD and QSP are performing their duties.

Answer: The CM will be required to verify the QSD/QSP are performing their duties required for the project and that the contractor is adhering to the requirements of the SWPPP documents.

29. Question: Page 11, Bidding, Item 2c - "Engage in negotiations, as necessary, with prospective contractors." If this is a "lowest responsive bidder" format it is my understanding from the PCC that negotiations are not allowed. Please clarify.

Answer: No negotiations of the primary contract by the CM are required. However, during construction, the CM may be required to negotiate solutions whenever change order requests are submitted by the general contractor.

30. Question: Page 12, Item 3c, "Coordinate and direct the installation of all construction fencing." Please clarify "direct" as this encroaches into the contractor's means and method. Is the contractor required to provide a fencing layout plan based on their plan to construct the project that the GSA and Sheriff staff will review and approve?

Answer: Omit "coordinate and direct the installation of all construction fencing". Replace with "observe and verify . . ."

31. Question: Page 12, Items 3f and 3j - construction staking. This is normally a civil engineer scope of work as they designed the grading requirements. Please clarify what "Establish" means. Is the County providing the construction staking? 11/9/12 - Normally, construction staking is a function of the contractor. This prevents them from coming back on the County if an error was made staking during course of construction.

Answer: The civil engineer will provide construction baselines and benchmarks. The general contractor will provide all construction staking as required for the project.

32. Question: Page 13, Item 3.q. - During course of construction, the jobsite is the responsibility of the contractor and as such they are required to implement the safety

program that all personnel are to follow including any training they may require attendance at prior to being allowed on site. Please clarify.

Answer: The general contractor shall be responsible for all items described on Page 13, Item 3.q. The CM is required to verify compliance of Item 3.q. by the general contractor and confirm the results of the verification with the County.

33. Question: Page 14, Item 3.v.(3) - This should be the Project Inspector's duties as they are the ones performing inspections and have the "personal knowledge", as defined in Division of State Architect (DSA) Interpretive Regulation (IR) A-8, Project Inspector and Assistant Inspector Duties.

Answer: The statement above is correct. The CM is not responsible for the items described on Page 14, Item 3.v.(3).

34. Question: Page 16, Post-Construction Phase, Item 4.a. - please clarify what "collection system" means in context of this project.

Answer: At Page 16, Item 4.a. – please omit the terms "collection system" and also, "completed system". Replace both items with "completed Women's Jail Expansion project"

35. Question: Page 16, General, Item 5, first paragraph - "including the Division of State Architect's regulations and guidelines for general practices of a construction manager. Is this referring to DSA's IR, A-3, Construction Management Procedures for Public Schools?"

Answer: No, this statement should be omitted. It does not apply to the CM consultant.

36. Question: Exhibit C - Schedule of Work, B, 1, Schedule of Phases - Have the "Time Limits" been established? Please provide. 11/9/12 - This is a critical item as it will impact CM resource loading especially since the NTP to the CM won't be given until March with a bid date of May.

Answer: There are two primary construction phases that are grant funded. Phase 1 is construction of the inmate housing facility. Construction is estimated to take 18 (not 19 months as previously stated) months to complete. Phase 2 is construction of a medical clinic facility. It is estimated to take 12 months to complete. Any alternate construction that may be approved by the County will occur during the course of construction during Phase 1 or 2 of the housing or medical facility. Additional details of schedule will be discussed with the selected CM consultant during negotiation of the final consultant contract.

37. Question: Page A28, Matrix, Logistics, Item 14 - As the contractor is responsible for site safety, this should be in their scope of work based on their safety plan requirements.

Answer: The above statement is correct. The CM shall be responsible to confirm that all related site safety duties required of the general contractor have been accomplished and comply with the construction documents and all County, State, and Federal requirements.

38. Question: Page A28, Matrix, Construction, Item 6 - Is the demolition of the (e) women's inmate facility a separate construction contract or part of the GC's package?

Answer: Demolition of the existing women's inmate facility is included in the general contractor's construction contract. There is no separate contract for the demolition work.

39. Question: The project description on page 9 describes a possible remodel to the IRC through an additive alternate "should funds be available at the end of the project." Should we include this in our fee estimate? If so, when is this work anticipated to occur and what is the anticipated construction duration?

Answer: If additional funding is available to construct the IRC, it is anticipated the IRC remodel will occur during the construction of the housing unit. The estimated duration is about 9 months. Please include a separate estimated cost for additional CM services during construction of the IRC. It should be included with the primary estimate for CM consultant services to be provided in a sealed envelope with the RSOQ submittal.