

March 1, 2012

**Requests for Qualifications / Request for Proposals
Construction Manager at Risk Services with Guaranteed Maximum Price
For the Regional Agency Headquarters Facility
At 390 Main Street, San Francisco:
Renovation and Seismic Retrofit Design
Part 2: RFP
Dated February 17, 2012**

**Questions & Answers:
From Proposers' Conference and Tour at 390 Main on February 23, 2012**

- Q1 What is the A/E's concept design?
- A1 The concept design has not been developed. At this time, the A/E is currently developing the programming to determine BAHA's needs and studying alternative ways to bring natural light into the building.
- Q2 When will Construction Documents be complete?
- A2 Refer to RFP, VII. Form of Proposal, Item J. Packaging Plan, Schedule and Budget.
- Q3 Is there room to negotiate the terms of the Project Manual?
- A3 The Project Manual will be a part of the Contract. Requests for clarification and/or exception should be brought to BAHA's attention before the closing date/time for receipt of requests for clarification/exception to the RFP.
- Q4 Are drawings available?
- A4 The 1942 drawings can be found at <http://bids.mtc.ca.gov/procurements/65>. BAHA does not have in its possession the sheets that are missing.
- Q5 Who is the structural engineer on this Project?
- A5 Rutherford & Chekene.
- Q6 May Proposers contact the Architecture / Engineer (A/E) team for additional information on the Project?
- A6 No. Proposers may only contact the BAHA Project Manager for information related to the Project. Questions or request for additional information should be submitted directly to the BAHA Project Manager.

- Q7 Where can I find more information on the building and the existing conditions?
- A7 The due diligence reports developed for the building purchase can be found at http://www.mtc.ca.gov/news/current_topics/9-11/headquarters.htm. or <http://tiny.cc/46q7u>.
- Q8 When will the performance and payment bonds be required?
- A8 The successful Proposer must provide bonds or other security adequate to protect BAHA. Ten (10) days prior to performing any work under the Preconstruction Contract, the Contractor shall file with BAHA on the forms provided in Part 2: RFP, Appendix A, two surety bonds in the contract dollar amount agreed upon under the pre-construction contract, duly executed by a reputable surety company satisfactory to BAHA. Bonds will be progressive and increased to reflect the revised contract amount as trade packages are added to the contract. Contractor shall pay all premiums and costs relating to the required bonds. BAHA reserves the right to modify the performance and payment bond requirements in the final Construction Contract.
- Q9 Will the Contractor be allowed to self-perform work?
- A9 Yes. Refer to RFP, VII. Form of Proposal, Item F, List of Work CMAR plans to Self-Perform. The cost of any self-performed work will be negotiated at the time the GMP is established. Proposers will be prohibited from bidding on work against its subcontractors.
- Q10 The server room space listed on Page 6 differs from Page 8 of the RFP. 30,000 sq.ft. and 10,000 sq. ft. respectively. Please clarify.
- A10 The 30,000 sq. ft. is the existing server room space in its current condition. BAHA anticipates the need of approximately 10,000 sq. ft. or less server room space.
- Q11 Where in the Proposal can Proposers outline the specific tasks it will perform during the Preconstruction and Construction phases, including any additional services that BAHA has not required, but that will be included in Proposer's Cost Proposal?
- A11 See Addendum #1, Item 1. The selected Contractor will be expected to perform all the tasks outlined in Part 1: RFQ, Appendix A, Preliminary Scope of Work, and Part 2: RFP, Appendix A, Project Manual, Divisions 0 and 1, whether listed in Proposer's Proposal or not.
- Q12 In preparing the Cost Proposal, how can Proposers determine the level of staffing that will be required?
- A12 Refer to Part 2: RFP, Appendix A, Project Manual, Section 013102, Contractor Staff, 3.2, Minimum Staffing Levels, for the minimum requirements. Proposers must include in their Cost Proposal, any additional staffing costs required to complete the tasks outlined in Part 1: RFQ, Appendix A, Preliminary Scope of Work, and Part 2: RFP, Appendix A, Project Manual, Divisions 0 and 1.

Q13 In RFP, Section VII, Form of Proposal, Item J, Packaging Plan, Schedule and Budget, the scope of the renovation and retrofit is still very preliminary. How will Proposers determine an accurate budget break-down?

A13 The scoring criteria, as reiterated below, reflects BAHA's priority of understanding a Proposer's reasoning, logic, and thought process used to develop the budget, moreso than the exact budget figures. Proposers are responsible for making sure their responses address the provided scoring criteria.

- *Realistic, reasonable, and rational nature of the information provided and the assumptions and logic behind it;*
- *Technical quality of the information provided;*
- *Relevant experience;*
- *Clarity of response.*