



CITY OF SAN ANTONIO

REQUEST FOR PROPOSAL (“RFP”) FOR CONSTRUCTION MANAGER AT RISK SERVICES FOR THE EASTSIDE EDUCATIONAL EXCELLENCE CENTER

July 23, 2013

Amendment #1 includes responses to questions asked at the pre-submittal conference held on Friday, July 19, 2013, and questions received in writing before the deadline for written questions stated in the RFP. This amendment also includes changes to the RFP and solicitation documents.

I. RFP QUESTIONS & CLARIFICATIONS

1. **Question:** Has an architect been selected? If so, who is it?

Response: Debra Dockery is the architect currently working on this project.

2. **Question:** What is the anticipated construction start date?

Response: The anticipated construction start date is December 1, 2013.

3. **Question:** Has a location for this facility been determined?

Response: There is no final determination on the location for this facility. The City is currently working on finalizing a site location for this center.

4. **Question:** How will FF&E be handled and is FF&E part of the construction budget?

Response: Typically FF&E is purchased separately by the City. FF&E cost is not part of the construction budget.

5. **Question:** Will this project be a LEED project and will the CM@Risk firm need to comply with the LEED checklist?

Response: Standard requirement for City of San Antonio projects is to design to LEED Silver standards, but certification is not required for this Project.

6. **Question:** Does the SBEDA goal percentage consider the outreach efforts or does it take into consideration the actual subcontractor contracted to perform on this project?

Response: SBEDA goals are achieved by counting the value of a subcontract that is actually performed by an eligible small, minority, or women-owned business on this project.

7. **Question:** Allocated budget for the following estimation services and install:

Security/Intrusion Alarm system
CCTV/Security Cameras
Fire Alarm
Cabling and wiring
PA and Clock systems

Please provide an estimate if possible so I can narrow my margins to fit a budget plan for this project.

Response: Below are the estimates:
 Security/Intrusion Alarm system = \$163,604
 CCTV/Security Cameras = \$94,000
 Fire Alarm = not available
 Cabling and wiring = \$411,000
 PA and Clock systems = \$70,000

II. REVISIONS TO THE RFP & SOLICITATION DOCUMENTS
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1. The Submittal Deadline for this RFP of Friday, August 2, 2013, 10:00 A.M. and all references to this deadline has been revised to:

Friday, August 9, 2013, 10:00 A.M.

2. **IX. RESTRICTION ON COMMUNICATION, Item 2 on page 14:**

Respondents may submit written questions concerning this RFP to the Staff Contact Person listed in the address below until **4:00 P.M. on Wednesday, July 24, 2013**. Questions received after the stated deadline will not be answered. It is suggested that all questions be sent by electronic mail or by fax.

Has been revised to read:

Respondents may submit written questions concerning this RFP to the Staff Contact Person listed in the address below until **4:00 P.M. on Wednesday, July 31, 2013**. Questions received after the stated deadline will not be answered. It is suggested that all questions be sent by electronic mail or by fax.

3. **III. TENTATIVE SCHEDULE OF EVENTS**

Pre-Submittal Conference	Friday, July 19, 2013 at 10:00 a.m.
Deadline for Submittal of Written Questions	Wednesday, July 24, 2013 at 4:00 p.m.
RFP Responses Due	Friday, August 2, 2013 at 10:00 a.m.
Interview, if necessary	August, 2013
Anticipated Early Childhood Education Municipal Development Corporation Board Consideration	August/September 2013

Has been revised to read:

Pre-Submittal Conference	Friday, July 19, 2013 at 10:00 a.m.
Deadline for Submittal of Written Questions	Wednesday, July 31, 2013 at 4:00 p.m.
RFP Responses Due	Friday, August 9, 2013 at 10:00 a.m.
Interview, if necessary	August, 2013
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4. The Programming Documents for Pre-K for SA written by Facility Programming and Consulting and drawings of the South and North Centers currently under construction have been posted on the City's RFP website for informational purposes.
5. The Proposed Fees for General Conditions and Construction Manager at Risk Fee Form has been revised. The revised form has been attached to the City's website. Kindly use form with Revision date of 7/22/13.
6. The Contract Template has been posted the to City's website.
7. **Section V. SUBMITTAL DOCUMENT REQUIREMENTS FOR SOLICITATION., Item 10: Statement of Qualifications, Criteria C on page 10-11, that reads:**

C. Understanding of the Project and Proposed Management Plan (25 total points)

Respondent shall describe its understanding of the project and specific issues and challenges likely to be involved, as well as the availability of labor resources (Respondent's capacity to perform) in executing the scope of work. Respondent shall submit information in a brief narrative plan that clearly and concisely describes the challenges it foresees and its approach to managing the project.

1. Project Understanding (10 points) – (indexed and labeled as Tab “14”)

Limit your response to the following items to three (3) pages:

- Describe Respondent's understanding of the primary objectives of the project; and
- Describe the constraints and technical challenges related to design and construction Respondent foresees and Respondent's approach to addressing each.

2. Pre-Construction Management (10 points) – (Indexed and labeled as Tab “15”)

Limit your response to the following items to three (3) pages:

- Describe Respondent's project management approach and team organization for the provision of the services outlined in this RFP;
- Describe Respondent's Quality Control/Quality Assurance Process, approach and capabilities to maintain quality control of the construction documents and construction;
- Describe your cost estimating methodology and approach to construction documents and bid phase management; and
- Describe Respondent's approach to maintaining the Project budget and providing options based on bid results.

3. Construction Phase Services (5 points) – (Indexed and labeled as Tab “16”)

Limit your response to the following items to two (2) pages:

- Describe Respondent's approach to managing the quality of Subcontractors
- Describe Respondents ability to coordinate work with all Project stakeholders;
- Describe Respondent's approach to assuring timely completion of construction, including methods for schedule recovery, if necessary.
- Describe your proposed Safety Program
Describe Respondent's mechanism to track and respond to:
 - requests for information;
 - review of change orders;
 - coordinating construction progress meetings;
 - preparing and distributing meeting minutes;
 - reviewing schedules; and
 - other construction phase issues

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- A Notice to Proceed for construction services is anticipated to be issued for this Project on or before December 1, 2013. Based on the information provided in this RFP, Respondent shall provide a detailed anticipated construction schedule with a substantial completion date of no later than August 1, 2014.

END OF AMENDMENT 1