



CITY OF SAN ANTONIO

**REQUEST FOR PROPOSAL (“RFP”)
FOR
CONSTRUCTION MANAGER AT RISK SERVICES FOR THE
DISTRICT 10 SENIOR CENTER PROJECT
PROJECT NUMBER: 40-00350
(RFP# CIMS05132013AM)**

May 29, 2013

Amendment #1 includes responses to questions asked at the pre-submittal conference held on Tuesday May 21, 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:** Is the design firm and/or its SubConsultants precluded from performing any work (joining teams) for the Subject pursuit?

Response: No, there are no restrictions on the design firm and/or its SubConsultants from joining a team and submitting for this project.

2. **Question:** How will the LEED Silver commissioning be handled for this project?

Response: The City intends to use its existing on-call contract to perform the commissioning for this building.

3. **Question:** Has an Architect been selected for this project?

Response: RVK Architects is the Architect on this project.

4. **Question:** Per section V.10.E, Proposed Fees for General Conditions, we are to reference Exhibit C for a description of General Conditions Cost. (See page 11 of the RFP). At this point in time, we do not see that exhibit C has been provided. Please advise.

Response: Exhibit C has been posted on the City’s website with this RFP.

5. **Question:** Who can we contact regarding current drawings, renderings and design information completed thus far on the project? Is this available to us?

Response: There are no available drawings or design information completed on this project

II. REVISIONS TO THE RFP & SOLICITATION DOCUMENTS

1. **Proposed Fees for General Conditions and Construction Manager at Risk Fee Form** has been added to the RFP Table of Contents under Required Forms, Instructions and Exhibits as Exhibit E.

2. Section V. **SUBMITTAL DOCUMENT REQUIREMENTS FOR SOLICITATION**, the paragraph that reads:

This RFP is part of a **two-part** solicitation process. City will appoint a selection committee to perform the evaluations and will conduct a comprehensive, fair and impartial evaluation of all Statements of Qualifications received in response to this RFP and shall rank each submittal received in response to this RFP using the criteria set forth herein. **Based on the evaluation process, the selection committee shall qualify a maximum of five (5) Respondents to participate in second phase of the solicitation process.**

Has been revised to read:

This RFP is part of a **one-part** solicitation process. City will appoint a selection committee to perform the evaluations and will conduct a comprehensive, fair and impartial evaluation of all Statements of Qualifications received in response to this RFP and shall rank each submittal received in response to this RFP using the criteria set forth herein. **Based on the evaluation process, the selection committee shall select and recommend a Respondent for award.**

3. Criteria E. Proposed Fees for General Conditions/Overhead and Profit (20 points)

Provide Respondent's proposed fees for General Conditions/Overhead & Profit. This information shall be indexed and labeled as "**Tab 19**".

Reference Exhibit C for a description of General Conditions Costs.

Has changed to:

E. Proposed Fees for General Conditions and Construction Manager at Risk Proposed Fee (20 points)

Provide Respondent's proposed fees for **General Conditions and Construction Manager at Risk Proposed Fee using the Exhibit E form. This form** shall be indexed and labeled as "**Tab 19**".

Reference Exhibit C for a description of General Conditions Costs.

4. Item 17 of the RFP, page 17, that reads:

Debriefings: In an effort to improve solicitation responses, CIMS is making available on its web site a "Solicitation Response Tip List" that includes the top common items that "make or break" submittals. Providing this information prior to the due date of the submittal provides Respondents with an opportunity to develop a better response for each solicitation. As a result of this up-front effort, each Respondent is entitled to a one (1) debriefing per calendar year after the San Antonio City Council has made an award if:

- (a) they are not the selected respondent; and
- (b) they have not been debriefed since January 1, 2012.

Has changed to:

Debriefings: In an effort to improve solicitation responses, CIMS is making available on its web site a "Solicitation Response Tip List" that includes the top common items that "make or break" submittals. Providing this information prior to the due date of the submittal provides Respondents with an opportunity to develop a better response for each solicitation. As a result of this up-front effort, each Respondent is entitled to a one (1) debriefing per calendar year after the San Antonio City Council has made an award if:

- (a) they are not the selected respondent; and
- (b) they have not been debriefed since **January 1, 2013**.

5. The Required Forms have been revised. Kindly use the Required Forms with revisions date of 5-29-13.

END OF AMENDMENT 1

No other items, dates, or deadlines for this RFP are changed.