

Placer Valley Sports Complex

Addendum 1

Request for Qualifications

For Project Management Services and Professional Design Services

- 1. The document as issued is a Request for Qualifications. Yet in Section 5.8 page 8 last paragraph the Project Manager is to provide a fee *proposal*. "Due at the time of submittal is a fee proposal for the work described in the scope of services. The fee proposal shall be provided in a separate sealed envelope and labeled as such with the project and firm name." If in fact it is the desire of PVSC to solicit an actual fee proposal, it would be most helpful if a project schedule would be provided. There is not a project schedule included in the RFQ as issued to the project managers. In review of the RFQ for professional design services, in section 5.9 The proposer shall provide a preliminary project milestone schedule. We assume that project management proposers are being asked to provide a standard fee schedule including job titles and hourly rates only, not an actual fee proposal per se. Please kindly confirm this is the limit of the information requested at this time.**

A standard fee schedule is fine.

- 2. Have the environmental studies for the project been completed at this point?**

The major park parcel is to be deeded to the City free and clear of environmental constraints. The two City parcels will be mitigated for in advance of any work. The West Roseville Specific Plan covers the majority of the site, a CEQA document would be needed for the 7 acres of City land that will be added to the site. This can tier off of the existing West Roseville CEQA document. We anticipate a stand-alone CEQA document that addresses the proposed master plan, therefore an environmental consultant should be included as part of your design team.

- 3. Will there be a noise study required for the project; and if so, would it be a part of this D-B effort?**

This should be addressed in the CEQA document along with a traffic study.

- 4. Would it be possible to get a list of the Architects/Landscape Architects that this RFP was sent to?**

Not available at this time.

- 5. We are trying to determine the means of project delivery: Is it :**

- a. Design then bid to prequalified group of general contractors or**
- b. Design the bid to multi prime prequalified trade contractors or**
- c. Prepare a set of bridging documents then bid to prequalified design/build contractors**

Design-Assist-Build Partnership

- 6. Would you kindly please advise whether PVSC/City already have an existing geotechnical investigation report in place, or PVSC/City is expecting the proposers to include a geotechnical engineer in their teams to provide full design services?**

Include a geotechnical engineer.

- 7. When the first RFQ was issued back in 2013, that document specified a geotechnical report in the scope. We'd like to know if geotechnical engineering services will be needed for this contract or if they are already done?**

We can provide that report, but it will need confirmation.

- 8. Please provide a higher resolution graphic of the approved Master Plan as the legend and item callouts are not legible.**

The Scope of Services includes a master plan. The graphic shown is from a PVT RFP response to the City. Please see the RFQ for amenities to be included in the design.

- 9. Please confirm desired project delivery method:**

- a. **Design-Bid-Build**
- b. **Design-Build**
- c. **Multiple Prime**

Design-Assist-Build

- 10. Please confirm all Environmental Assessment/Permitting shall to be performed by others.**

Yes, required. or see answer to #2

- 11. Please confirm that the Construction Documents for on-site mitigation shall be provided by the selected design team.**

See answer to #2 above.

- 12. Per the RFP, the project budget is estimated to be \$35 million. Please confirm this is for "on-site" improvements and does not include "off-site" improvements (roadway/streets, signalization, and utility improvements).**

High School Road should be included in the design. Blue Oaks and West Park (Old Phillips Road) extensions are by others.

- 13. Please confirm that all required utilities (sewer, potable water, reclaimed water, gas, electric, cable, telephone) shall be available at the site or provided under a separate contract.**

The improvement plans shall include all infrastructure needed for a fully functioning project. Utility stubs are available.

14. In order to understand the project budget (building vs. site), please clarify the Architectural/Building Components (size, program areas, occupancy, etc.). Is the preliminary cost estimate available?

No detailed estimate is available. This should come with the finalization of the master plan.

15. Is the Concession Building envisioned to prepare food or to simply sell “pre-packaged” food items?

Prepared food.

16. Is the contract language subject to modification/negotiation?

Possibly negotiable. Depends on what the area of concern is.

17. Regarding the Insurance – Construction Phase:

a. General Liability – do the limits of \$5M/\$10M apply to the design consultant or only to the general contractor? These limits are considerably higher than for a typical municipal project.

These are consistent with PVSC/City Council approved agreements.

b. Pollution Liability – is this coverage applicable to the design firm & its subconsultants?

For Contractors, will be removed in the final contract

c. Builder’s Risk – only applicable to the general contractor?

For Contractor, can be removed from final contract

18. Can a firm submit on the professional design and the project management RFQ?

Yes

19. Attachment B Sample Contract- Please clarify if the sample contract needs to be completed and provided with our submission.

The agreement is for information only.

20. Sealed envelope- Please clarify what items must be provided in a separate sealed envelope: fee, scope, schedule.

Fee related to scope outline in RFQ. See RFQ for specifics.

21. There are two RFQ’s on the City of Roseville web site, are they both the same?

One is for design services, one if for project management. See title page.

22. Is the Feasibility Study and Master Plan available?

The master plan is part of the scope of services. The Feasibility Study is not available at this time.

23. Will this project be built to City of Roseville Standards and City of Roseville Park Standards?

Yes, to the extent applicable.

24. Has an architect been selected, if so what is the name of the firm?

Concurrent with the project management services RFQ is a second RFQ seeking qualified design teams. None has been selected.

25. How do we set a fee for the scope of services without a duration and schedule?

For PM Services, see #1.

26. On p.6 of 19 it states to “include attachments A and B as a part of your responses.” Attachment B is the sample agreement, what would you like us to include for this?

See #19

27. On p.8 of 19, tab E it says to “include attachments 1 & 2 are a part of your responses.” Where are these attachments located?

See #19

28. Insurance: Insurance levels seem extremely high. Our standard on most CM projects is \$1 million per occurrence/\$2 million aggregate. Is the construction insurance geared toward a contractor instead of a PM? Can Builder’s Risk be removed since we will not be responsible for this scope?

Builder’s risk can be removed.

29. What is the total project budget for this project?

See #17a

30. Fee proposal: Can you please detail what scope items regarding cost and schedule control we are responsible for? i.e. master schedule, monthly schedule review, cost estimates at what stages of design?, constructability reviews at what stages of design?

This will help us provide a more accurate fee proposal. PM Services to include monitoring of master schedule, monthly reviews, cost estimates at master plan, design development, construction document completion, after bid, monthly during duration of construction. Since this will be a Design-Assist-Build approach, constructability reviews should occur at 30%, 75% and 99% phase of completion of the construction documents along with the contractor.

31. Are you looking for a pre-formed landscape/architectural/engineering team for the project? Or will you be selecting a team from independently applying architectural / engineering firms etc.?

We are looking for a pre-formed team.

32. Under background, first paragraph, it states “ under a separate contract, a qualified contractor will join the project team to develop construction documents and implement the project yet later in the RFQ it states this contract will include complete construction documents. Please clarify.

To clarify, “a qualified contractor will join the project team under a separate contract to help provide feedback and constructability reviews of the construction documents.” The separate contract will be between the contractor and PVSC.

33. With regard to mitigating the delineated wetlands, should we include a person or firm as part of our team to provide this?

No, this is underway. Plan on the site being free and clear of environmental constraints.

34. If a separate firm is doing the wetland mitigation, under task 14 on page 4, do you anticipate those mitigations to be identified prior to beginning construction documents?

See answer to #2 above.

35. There is no mention of public meetings. Can we assume this is not part or a critical part of the process? No public meetings, but provide an optional cost in the fee proposal for PVT Board, City Council and/or Commission presentations.

36. Do we need to include the following team members for this submittal or is this something we will put together if short listed?

a. Civil, Architect, Land Surveyor, Environmental specialist

The team members and Subconsultants should be identified in the response to the Request for Qualifications.

37. Can you describe the types of buildings you envision such as the level of design and materials? This will help us decide which architect to use for the project if needed to include on the team.

At this point, we cannot. The size and type would be based on budget and type of use.

38. Can you disclose what your anticipated design fee range and construction budget for the project.

The project budget is \$34 million and shall include all soft costs (design, permits, testing, inspection, project management, etc.) and construction. \$1 M is reserved for mitigation that is outside of this scope of work.