

ADDENDUM NO. 2, October 17, 2018

RE: West Side Rural Fire Protection District Station 1 & 2 Seismic Upgrade: GM/GC RFP & Contract
Project No. 2180292.00

FROM: Mackenzie
RiverEast Center
PO Box 14310
Portland, OR 97293

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Portland, OR 97214
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TO: Prospective Bidders

ADDENDUM NO. 2 amends the GM/GC RFP & Contract for the subject project, dated September 28, 2018. It is the responsibility of the prospective bidders to note the contents of this addendum and notify the Owner that this addendum has been received. Acknowledge receipt by inserting the number of this addendum in the space provided on the Bid Proposal Form.

The following changes in the contract documents constitute this addendum. All changes by addenda are to be included in the proposal form and the contents of the addenda become a part of the Contract Documents for this project. All changes offset only the specified drawings, words, or paragraphs mentioned. The balance of the words, drawings and specifications will remain in full force.

This addendum includes the following:

- Questions & Answers at Non-Mandatory Pre-Proposal Meeting
- Questions & Answers Via Email
- Seismic Upgrade Report Station 1 & 2 (attached separately)

Q&A AT NON-MANDATORY PRE-PROPOSAL MEETING

1. Question: Are GC fees spread out between each station in RFP or are they combined?

Response: Each station will have a separate GM/GC preconstruction fee.

2. Question: Is the district open to a single construction duration?

Response: Yes, depending on staging of temporary facilities of the apparatus and personnel.

3. Question: Is the GC responsible for temporary power?

Response: Yes, unless otherwise negotiated. See General Conditions 11.I.

4. Question: Is the building behind Station 2 part of the scope?

Response: No, the building behind Station 2 is outside the scope of this project.

5. Question: Will station 1 & 2 have room to stage temporary facilities/ stage construction?

Response: Yes, but this will need to be negotiated with the district prior to GMP.

6. Question: How many phases will GM/GC cost estimating be required?

Response: See item 3.1.5 of the contract: one round of cost estimating at Design Development 60%, and one round at Construction Documents 90%.

Q&A VIA EMAIL

1. Question: Are qualifications required?

Response: The statement in the advertisement “no prequalification will be required for submittal of a proposal” means the District will not create a “pre-qualified pool” from which we’ll select a contractor. Instead, everyone just submits all required forms and materials by the Closing date for consideration. However, to be considered for selection they should meet all of the qualifications listed in the RFP.

2. Question: Do the pages within the 8.4.9 forms we are filling out included in this page count?

Response: The pages within the 8.4.9 forms are not included in the page limit.

3. Question: The qualifications for GM/GC seem to exclude contractors who don’t have public GM/GC experience.

Response: While the special procurement exemption process set in ORS 279B.085 is inapplicable to the District’s CMGC exemption process, we do understand your concerns. Having reexamined the RFP qualifications and associated criteria, I can assure you that, as long as your firm has performed CMGC services for a period of at least 5 years (whether or not on public or private projects), you meet the minimum qualification set in RFP Section 6.1.1. Moreover, Sections 8.2.2 and 8.2.4.A provide proposers an opportunity to explain how they will be able to

provide public CMGC fire station construction services, even if they lack prior public CMGC experience. What is required is both CMGC experience and public work construction experience. Hopefully this explanation demonstrates the balance the District struck between remaining open to “new” CMGC service proposers, while ensuring that public funds will be expended wisely on those with proven track records.

Sincerely,

MACKENZIE



David Linton, SE
Project Manager



Deanna Kuhlman, PE

Enclosures: Seismic Upgrade Report Station 1 & 2

c: Jim Trammell - WSRFPD