

# ALLCOVE BEACH CITIES

## Request for Statements of Qualifications and Proposals

### ***ADDENDUM NO. 4***



**MARCH 20, 2024**

1. THIS ADDENDUM INCLUDES:

- A. Exhibit E – Progressive Design-Build Contract
- B. Revised Exhibit A2.2 Specifications
  - 1) Revised Table of Contents
  - 2) Delete Section 01 00 11
  - 3) Add Division 1 General Requirements Sections
- C. Revise Timeline in RFQ/P Page 3 of 40
- D. Responses to Questions

2. General: PROPOSERS shall acknowledge receipt of this Addendum No. 4 in their Cover Letter.

3. CHANGES, ADDITIONS, DELETIONS: The following changes, additions, or deletions shall be made to the following documents as required, and all other conditions shall remain the same.

- A. **SEE EXHIBIT E – PROGRESSIVE DESIGN-BUILD CONTRACT (DRAFT) POSTED SEPARATELY**
- B. **SEE EXHIBIT A2.2.2 SPECIFICATION SECTIONS - POSTED SEPARATELY**
  - 1. Revised Table of Contents
  - 2. Delete Section 01 00 11
  - 3. Add Division 1 General Requirements

C. Revise Timeline in RFQ/P Page 3 of 40 as follows:

- 1) Final Day for Questions -----**March 25,2024**
- 2) Final Day for Addenda-----**March 26, 2024**

D. RESPONSES TO PRE-PROPOSAL QUESTIONS 3 TO 9

**Pre-Proposal Question 3**

Q :How much work has been done by Beach Cities Healthcare District and their consultants with the local utility companies. In our experience providers such as SCE can take a very long time to provide the necessary services for a project such as this.

A: BCHD project team has been working with SCE for 3-4 months to initiate the design of new SCE power connection for the site as well at other power related sustainability initiatives associated with project. Weekly meetings are currently held with SCE (Edison) and BCHD project team. Other utilities services such as water however have not been initiated.

**Pre-Proposal Question 4**

Q :The timeline for design and construction of this project appears to be aggressive. Is this expedited timeline being driven by the state funding component of the project?

A: Project is subject to Grant Funding requirements, which funding requires the Project to be completed in 2026. Project completion date is also based on timelines of future projects planned for the existing allcove location on the main property (temporary location until this Project is built). Proposers should address any schedule challenges in their SOQ Part A Project Approach to include their view of the project duration/phasing and any other construction timeline/scheduling issues.

#### **Pre-Proposal Question 5**

Q: The RFQ/P states that BCHD will be conducting document reviews at the 50% and 100% CD drawings. How long will BCHD to return their comments to the DBE?

A: We expect Owner Document/Plan Reviews will take 7-10 working days at 50% and 90% CDs. Final Review will likely be concurrent with Agency Reviews.

#### **Pre-Proposal Question 6**

Q: The RFQ/P states that “Commitment to incorporating feedback from young people served by alcove Beach Cities. At the forefront of what makes alcove centers unique is the commitment to ensuring that youth voice and choice is incorporated in all decision-making, led by a 20-member alcove Youth Advisory Group. Describe how the Project team will enlist feedback from this group of youth leaders.” How much input has this group of young leaders provided to date and how much additional input is anticipated during the design phase of this project?

A: The allcove Youth Advisory Group has provided feedback to the BCHD design team and project management team on the layout, access and security, as well as amenities including the café, the cove and the pantry. They also shared feedback about indoor/outdoor space and the importance of prioritizing environmental sustainability in response to “eco-anxiety” they are experiencing. This feedback has been incorporated into the Owner’s Criteria. Additional input will be provided to the BCHD project team at 50% and 90% CDs.

#### **Pre-Proposal Question 7**

Q: It is my understanding that as a potential MEP consultant, we would proceed with the plans previously developed by the original consultants and continue to develop them through construction documents and the CA phase. Can you advise if the original’s consultants’ Revit Model and/or CAD files would be provided, or would the selected consultant be required to completely reproduce the drawing sets?

A: Electronic (CAD) design files will be provided to the Design-Build Team, with a standard industry “Electronic Design File Disclaimer”, which provides that these files are for information only and are not construction documents.

Current CAD files/Digital Model are in ArchiCAD 27, can be save in one of the following formats:

- IFC BIM file for import to Revit.
- Sketchup
- Rhino
- DWF
- DWG

**Pre-Proposal Question 8**

Q: I expect the MEP consultant would assist with providing information and filling out forms that pertain to the MEP related items. Will there be a LEED Consultant as part of the team that will work to compile all the documentation and achieve LEED certification?

A: "Design-Build Entity" is responsible for organizing their design-build team and assign roles and responsibilities among subconsultants and subcontractors including tasks needed for LEED Gold and/or Platinum Certification.

**Pre-Proposal Question 9**

Q: If awarded Phase 1, will CAD files from the Prelim Design Submittal be available for our consultants? (i.e. existing topo, boundary files, civils...etc.)

A: See Response to Question 7 Above.