

ALLCOVE BEACH CITIES

Request for Statements of Qualifications and Proposals

ADDENDUM NO. 5



MARCH 22, 2024

1. THIS ADDENDUM INCLUDES:

- A. Exhibit E Design Build Contract - Add Exhibit I Insurance Requirements
- B. RFQ/P Revisions
- C. Responses to Questions

2. General: PROPOSERS shall acknowledge receipt of this Addendum No. 5 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 DESIGN BUILD CONTRACT – ADD EXHIBIT I INSURANCE REQUIREMENTS**
- B. REVISED RFQ/P DOCUMENT

Change to RFQ/P Pages 16 & 17 as follows:

Preconstruction Services Proposal

ADD ALTERNATE 2 - Preconstruction fee should also include an Alternate #2 cost for a scenario in which the District chooses to add design & construction elements associated with State Health Licensing HCAI3 for a portion of the space.

Design Services Proposal

ADD ALTERNATE 2 - Design fee should also include an Alternate #2 cost for a scenario in which the District chooses to add design elements associated with State Health Licensing HCAI3 for a portion of the space.

C. RESPONSES TO PRE-PROPOSAL QUESTIONS 3 TO 9

Pre-Proposal Question 10

Q :Aside from the ‘Statement of Qualifications’ (Step 1A) and ‘Proposal’ (Step 1B), can you specifically Confirm what Additional ‘Required Legal Documents’ to be Included in the RFQ/P Response Submittal – Which ‘Exhibits’ are to be Completed and Submitted?

- 1. Non-Collusion Declaration (Exhibit H)
- 2. Iran Contracting Act Certification (Exhibit I)
- 3. Roofing Contract Financial Interest Certification (Exhibit J)
- 4. Agreement to Use a Skilled and Trained Workforce (Exhibit K)

Pre-Proposal Question 11

Q :Can You Advise the Current Status of the City and State Agency Approvals?

A: The City of Redondo Beach has determined that the construction of this new facility funded by the State of California Behavioral Health Continuum Infrastructure Program grant, will be exempt from discretionary land use review by the City due to Welfare and Institutional Code Section 5960.3(a). This project will however need to go through the required Plan Check and obtain Building Permits.

State (DSA) Approval is not required for this project, but modular building plans with be reviewed by the State though 3rd party agency RADCO. This process has not yet been initiated.

Pre-Proposal Question 12

Q: Has Any Legwork or Reach-Out been Completed or In-works on any of the 'Utilities' and 'Their Timing/Requirements' and can you share what the statuses are.

A: See Response to Pre-proposal Question #3 (Addendum 4)

Pre-Proposal Question 13

Q: Are there any Beach Cities Health District 'Required' Engineers or Consultants 'Required' or 'Recommended' to be Engaged with this Project?

A: There are no required engineers or consultant on this project. See also Response to Question 1 (Addendum 3).

Pre-Proposal Question 14

Q: Are there any Beach Cities Health District 'Required' or 'Recommended' Subcontractors or Suppliers needed with this Project?

A: There are no required or recommended Subcontractors or Suppliers on this project.

Pre-Proposal Question 15

Q: Are there any Required 'Bonds' that are to be 'Included' with the RFQ/P Bid Submittal Process...?

A: No, bonds will be required for this RFQ/P. Payment and Performance Bonds will be required at start of Phase 2 Construction Phase.

Pre-Proposal Question 16

Q: Is the PLA Agreement Document that is Part of the RFQ/P Package in Need of Completion and Part of the RFQ/P Response Package...or...ONLY once the Phase 2 of the Project is Awarded to the GMP Awarded GC awarded Phase 1

A: Agreement to Use a Skilled and Trained Workforce (Exhibit K) will need to be submitted with the Proposer's SOQ/P. See also Pre-Proposal Question 10 above for other forms to be submitted. The PLA will need to be negotiated as part of Phase 2.

Pre-Proposal Question 17

Q: Does the Modular Builder Need to be Include as Part of the PLA Agreement or Only All Other Subcontracted Entities and Construction-Related Partners on the Project....?

- If Modular Builder has specific and required 'Installer', does that particular 'Installer' also need to be Part of the PLA Agreement?

A: Any work performed "off-site" is not part of the PLA. Modular Builder's scope would therefore not fall under PLA requirements, with the exception of "Installer" work performed on-site and building fit outs which would be part of PLA wage requirements. Any construction/installation work performed on site will be subject to the PLA.

Pre-Proposal Question 18

Q: Is a Detailed Proposed Project Deliverable Schedule Required to be Part of the RFQ/P Response Package for the Totality of the Project Duration

A: No .

Pre-Proposal Question 19

Q: Does the RFQ/P Package and Exhibits Include ALL of the Necessary History and Status of Previously Completed Oil Well Capping/Mitigation....are there any 'Open' or 'Additional' Issues or Concerns that we need to be aware of...?

A: The RFP/Q Exhibits C4, C5 & C6 provides a comprehensive history and status of the oil well and site conditions. It is important to note that BCHD is not the owner of this oil well and preliminary design efforts have been considered and incorporated in the current layout in order to avoid the oil well. Any site design changes or reconfiguration however could trigger "re-abandonment" procedures under CalGEM requirements. See also Exhibit C2 Soils Management Plan Appendix C2 for more information.