

**KETCHIKAN GATEWAY BOROUGH
REQUEST FOR PROPOSALS**

**CONSTRUCTION MANAGER / GENERAL CONTRACTOR BEST VALUE SERVICES
FOR THE KETCHIKAN AQUATIC CENTER CONSTRUCTION AND GATEWAY
RECREATION CENTER REROOF**

ADDENDUM #1

ADDENDUM RELEASE DATE: October 13, 2010

RFP CHANGES:

Change 1 – Project Completion Date - Change the Project Completion Date (Section 1.6 of the RFP) to March 31, 2012.

Change 2 – Extend the RFP Schedule - Replace the Selection Schedule (Section 5 of the RFP) as follows:

Request for Proposals Issued:	September 27, 2010
Mandatory Pre-Proposal Conference and site visit	1:30 PM October 5, 2010
Deadline for questions, objections, or protests relating to defects, errors, omissions regarding the project or this RFP	2:00 PM October 20, 2010
Proposals Due:	2:00 PM October 29, 2010
Proposal Review Meeting:	November 5, 2010
Interviews (If held):	November 18, 2010
Notice of Intent to Award:	November 18, 2010
Deadline for Appeal of Proposed Award:	Noon December 1, 2010
Approval of Contract Award by Assembly:	December 6, 2010

Change 3 – Clarify Evaluation Criteria for Joint Ventures - Under Section 4 of the RFP, Paragraph 1, Pricing information, add the following paragraph:

Joint Venture proposals will be evaluated solely on prior Work performed by the Joint Venture entity.

Change 4 – Clarify Evaluation of the “Project Team and Key Personnel” Criterion, Under Section 4 of the RFP, Paragraph 5, Project Team and Key Personnel add the following paragraph:

The Owner expects the designated Project Manager, Superintendent and Swimming Pool Specialist to be 100% dedicated to the Aquatic Center project (pool specialist needs to be 100% only during pool construction phase of the work). If the proposed commitment is less than 100%, the proposer must include

an explanation of how they intend to complete the project with a lower level of support and may forfeit evaluation points.

Change 5 – Clarify Evaluation of the “Contractor Requests for Change Orders, Claims and Litigation” Criterion - Under Section 4 of the RFP, Paragraph 8, Contractor Requests for Change Orders, Claims and Litigation, add the following paragraphs:

For proposers with more than one regional office, the offices whose projects are included for evaluation of the “Contractor Requests for Change Orders, Claims and Litigation” category must be the same office or offices whose projects are used for the “Contractor Experience with CM/GC Delivery Method of Similar Projects” category.

For proposing entities that have been in business for less than 10 years, the maximum points possible under this category will be proportionately reduced based on the number of years less than 10 years that the proposing entity has been in business. For example, if a proposing entity has been in business for eight years, the maximum points available under the “Contractor Requests for Change Orders, Claims and Litigation” criteria would be 8 points; 4 points under 8a plus 4 points under 8b.

Change 6 – Changes to the Subcontractor Form - In the Proposal Documentation Forms Section of the RFP, substitute the attached Subcontractor Form for the form in the original RFP. The revised Subcontractor Form includes the following clarifications and changes:

SUBCONTRACTORS: The subcontracting percentage restrictions in the Contract General Conditions Section 3 shall apply to this proposal except that the Swimming Pool Specialty Subcontractor work will be counted as General Contractor work for this calculation. List all subcontractors who will be providing greater than five percent of the project work and an approximate percentage of their individual participation by discipline.

The Swimming Pool subcontractor must be listed on the subcontractor list. The subcontractor listed must be consistent with the swimming pool specialist referenced under selection criterion 5c in Section 4 of the RFP.

Scope of Work must be defined for each subcontractor listed.

Change 7 – Changes to the Price Proposal Forms - In the Proposal Documentation Forms Section of the RFP, substitute the attached Price Proposal Forms for those in the original RFP. The revised Price Proposal Forms include the following clarifications and changes:

1. The Design contingency allowance amount is changed to \$1,345,000.
2. It is clarified that line items F and G are mutually exclusive.
3. The rock excavation unit price quantity is changed from 0 to 3500 cubic yards.
4. The completion payment is decreased from 1% to 0.5%.

DESIGN DOCUMENT CHANGES:

Change 8 – Modification to the Early Site Civil Drawings to change the Project Limits and Lay Down Areas and to Delete the Retaining Wall along the Fire Access Road – These revised Civil drawings incorporate cost saving changes to eliminate the retaining wall along the fire access road and to expand the onsite lay down areas available to the successful proposer. The expanded lay down area will increase efficiency and reduce costs. Replace Drawings C1.02, C1.03, C1.04, C3.02, C3.03, and C3.05 with the new C1.02, C1.03, C1.04, C3.02, C3.03 and C3.05 included in this addendum.

Change 9 – Geotechnical Report Addition – Add the attached Geotechnical report into the RFP documents.

Change 10 – Mechanical Addition – Add Mechanical Drawing M3.01.

Change 11 – Electrical Service Reconfiguration and Corrections – Replace Electrical E2.02 with the attached Electrical Drawing E2.02. This reconfiguration of the electrical service will significantly reduce the cost of providing electrical service to the combined aquatic center/recreation center complex. Note changes on sheets as follows:

Sheet E1.01	MOVE utility transformer, sheet note number 2 and equipment identified by sheet note number 2 to the north side of the Aquatic Center Addition. See Sheet E2.02 for new locations.
Sheet E2.01	ADD note to new lighting fixtures at new entry canopy as follows, "Light fixtures for new entry canopy are part of Alternate #1 work."
Sheet E2.02	REVISE location of utility transformer, CT Enclosure, service disconnect, and utility meter to the north side of Aquatic Center Addition per attached sheet E2.02.

Change 12 – Swimming Pool Timing System Addition - Add SP1.05 which adds a complete timing system to include: Scoreboard, with 8-lane layout, length and record display, sponsor panel, home and guest score, event and heat display, wall plates, all controls and wiring, quick-connect deck plates and all accessories as manufactured by Colorado Timing Systems, and as indicated on the attached new Sheet SP1.05 attached to this Addendum.

Change 13 – Specification Changes and Proposer Questions - The following table identifies changes to the specifications and clarifies answers to proposer questions:

Section 01210 Allowances	Section 01210 Allowances indicates that the contingency Allowance is No. 2. There is only one Allowance and the REVISE Contingency Allowance referenced in paragraph 3.3, A should be titled, "Allowance No. 1"
Section 01270 Unit Prices	Paragraph 3.1, E, 3: REVISE quantity to 3,500 cubic yards
Section 01290 Payment Procedures	Paragraph 1.4, 3: ADD paragraph b reading, "Provide a Separate line item in the Schedule of Values for preparation of Record Drawings."
Section 01500 Temporary Facilities and Controls	Paragraph 3.3, E: ADD sentence reading, "Contractor is not permitted to park in the Owner's parking areas reserved for public use during the Construction. Refer to the Site Phase Drawings included with the Early Site Package."
Section 01500 Temporary Facilities and Controls	Paragraph 3.3, K: DELETE paragraph in its entirety and INSERT the following, "Existing Stair Usage: Use of Owner's existing stairs will not be permitted."
Proposer Question	There is no location shown on the plans for panel I4A. Panel L4A should be located in the Main electric room on the south wall adjacent panel N2A (6 inches to the east) between N2A and the Space Reserved for Lighting Contactors.
Proposer Question	What is the fixture type for the 33 fixtures in the Fan Room? Fixture should Type "F"

CONTRACT CHANGES:

Change 14 – Insurance – Add contract Section 8.2 which shall read as follows:

§8.2 Coordination of Insurance Coverage – It is the Contractor's responsibility to coordinate the required Liability and Builder's Risk Insurance coverage to be purchased by the Contractor with the Owner's insurance coverage to make certain that the new Ketchikan Aquatic Center construction and the existing Gateway Recreation Center are protected from insured hazard. The Contractor will provide the Owner with copies of Builder's Risk and Liability Insurance Policies prior to starting on-site construction.

Change 15 - Increase Liquidated Damages – Modify the Special Conditions to the Contract to increase liquidated damages to \$1,000 per day.

Dan Bockhorst
Borough Manager

--- END OF ADDENDA 1---