

ADDENDUM NO. 1

Date: July 18, 2023

TO: CANYON COUNTY'S REQUEST FOR QUALIFICATIONS

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR CANYON COUNTY SHERIFF'S OFFICE BUILDING CONSTRUCTION PROJECT

See Attached Exhibit "1," incorporated by reference herein, which consists of Addendum No. 1 to Canyon County's Construction Manager/General Contractor Services for Canyon County Sheriff's Office Building Construction Project.

Approved this 18 day of July, 2023.

BOARD OF COUNTY COMMISSIONERS



Commissioner Leslie Van Beek




Commissioner Brad Holton



Commissioner Zach Brooks

ATTEST: CHRIS YAMAMOTO, Clerk



Deputy Clerk

Date: 7-18-23

**ADDENDUM NO. 1
OVERVIEW**

Date: July 18, 2023

**Construction Manager/General Contractor Services for
Canyon County Sheriff's Office Building Construction Project**

To: Construction Manager/General Contractor Professionals

STATEMENTS OF QUALIFICATION DUE DATE: As stated in the Calendar of Events, Statements of Qualifications must be delivered to the Clerk, Board of County Commissioners' Office, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605, no later than **9:00a.m. on July 27, 2023.**

1. NOTICE TO CONSTRUCTION MANAGER/GENERAL CONTRACTOR PROFESSIONALS:

- A. This Addendum shall be considered part of the original Canyon County, Idaho's Request for Qualifications ("RFQ") for issued by the Board of County Commissioners on **June 27, 2023.**
- B. Construction Manager/General Contractor Professionals are hereby notified that they shall make necessary adjustments in their based upon this Addendum.
- C. This Addendum consists of:

Cover Sheet (1 page)

Addendum No. 1 Overview (1 page)

Miscellaneous Clarifications/Questions and Answers (5 pages)

**ADDENDUM NO. 1
MISCELLANEOUS CLARIFICATIONS**

Date: July 18, 2023

**Construction Manager/General Contractor Services for
Canyon County Sheriff's Office Building Construction Project**

To: Construction Manager/General Contractor Professionals

Statements of Qualifications Due: July 27, 2023

To: Construction Manager/General Contractor Professionals

Construction Manager/General Contractor Professionals shall make the following modifications to Canyon County's Request for Qualifications issued by the Board of County Commissioners on June 27, 2023. *No attachments included with this Addendum No. 1.*

Miscellaneous Clarifications:

1. The timeframe to have the entire project under contract prior to December 31, 2024, anticipated start for construction early 2025, and completion by end of calendar year 2026.
2. This addendum was initially scheduled to be signed on July 20, 2023. The early release does not affect the remainder of the calendar for this project.

Questions:

Written questions submitted by GGLO, LLC:

Q.1. Which firm did the concept drawing?

A.1. RBA Architects, LLC.

Q.2. Will they be allowed to submit for the RFQ? Please include how this will affect the scoring criteria.

A.2. Yes. The County has made clear it is open to other concepts that will meet the needs of the County for this project. All responses will receive equal consideration regardless of conformity with the concept drawings so long as the needs of the County can be met within the budgetary parameters.

Q.3. Will the scope of services include final design of the core and shell?

A.3. Yes.

Q.4. Is a new concept plan/pre-design, expected in the RFQ response? Please include how this will be calculated in the scoring criteria.

A.4. There is no requirement for a concept plan/pre-design for the RFQ response. Responses that do not include a concept plan/pre-design will not be deducted points. However, the statement of approach may include concept elements contemplated by the design professional.

Q.5. Will the scope of services include the interior space/layout?

A.5. The scope of services will be inclusive of all architecture/engineering aspects for all phases of the project unless specifically negotiated otherwise. The County plans to change its space utilization of the building over time to compensate for growth, which will impact the need for interior space and layout planning. In addition, some interior design and layout elements will depend on the intended use of the space (e.g., emergency operations command center, S.W.A.T. ready room, armory will have special considerations) and will require consultation with the County. The County does plan to utilize current furnishings and equipment in use by the CCSO rather than entirely new FFE.

Q.6. Will the scope of services include furniture, fixtures, and equipment (FFE)? If yes, please clarify to what extent FFE services will be required.

A.6. FFE will be included in the scope of services to a limited extent. The County plans to utilize current furnishings in the new building and has not made a determination of the extent of new FFE. That determination will be made in the Project planning phase and be based on considerations such as budget, current need, and projected growth in the Sheriff's Office to match population growth.

Written questions submitted by ESI Construction:

Q.1. On page 7, the RFP states "Submittals must adhere to the structure outline in this section of the RFQ. Responses that do not adhere to the structure may be disqualified from review. Prospective CM/GC must respond to each item of this section, complete **RFQ CHECKLIST** (Attachment C), and enclose the checklist in the CM/GC's qualifications." On Page 11 of the RFQ, the Attachments list only includes an Attachment A and B. Will the County provide an Attachment C?

A.1. The reference to Attachment C is a clerical error. The County does not require the completion of an RFQ Checklist.

Q.2. Please confirm following items discussed at the prequalification conference on 7/6/23:

- a. Self-performed work by the selected CM/GC will be allowed.
- b. Builders risk insurance will be provided by the CM/GC.
- c. For list of subcontractors requested in section IV.H, County is only interested in seeing a list of potential subcontractors that selected CM/GC would consider for use on this project. As actual subcontractors for the project won't be selected for some time and will be subject to a competitive bidding and award process.

A.2.

- a. The County will authorize the selected CM/GC to self-perform work so long as the applicable requirements of Idaho law and the CM/GC contract are satisfied. This includes, without limitation, the requirement to engage in the competitive bidding process required by Idaho Code §§ 54-4511(5) & (6); and compliance with Idaho Code § 54-411 (7), which states:

“The [CM/GC], or its subsidiaries and affiliated companies, may bid to perform construction work or to supply materials or equipment only if it holds a valid license pursuant to section 54-1902, Idaho Code, and for which it customarily self-performs or supplies such construction work, materials or equipment; provided, the public entity may limit the amount of work the construction manager/general contractor, including its subsidiaries and affiliated companies, may perform under the contract. Bids from the construction manager/general contractor and its subsidiaries or affiliated companies must be opened at the opening of any other bids.”

The County reserves the right to limit the amount of self-performed work under the Contract and will notify the selected CM/GC of limitations (if any) in the negotiation phase of the CM/GC selection process.

- b. The County prefers the CM/GC provide this type of insurance.
- c. For the purposes of the RFQ, the County has interest in reviewing potential subcontractors to assess whether the potential subcontractors will be qualified to perform work for the Project and to gain a general sense of the type and experience of subcontractors used by prospective CM/GCs.

Q.3. How many printed copies of the Statement of Qualifications are required? The cover of the RFQ notes two printed copies of the SOQ and a USB. Page 3, Item E. notes three hard copies of the SOQ and a USB.

A.3. Three printed copies and a USB.

Written questions submitted by Cushing Terrell:

Q.1. Please provide clarification on the contracting and construction start dates described in the last two sentences of the last paragraph of Section A “General Project Requirements – Scope of Work” in which the following statement is made: “For funding purposes the County must have the entire project under contract prior to December 31, 2023. The anticipated start for construction is early 2024 with completion within one calendar year.”

A.1. The reference in the RFQ to December 31, 2023 is a clerical error. The County intends to utilize ARPA funding for this project. ARPA funds must be obligated for spending by December 31, 2024 and be spent/substantially encumbered by December 31, 2026. The project must meet these requirements.

Q.2. Please clarify the scoring criteria found as a part of Section B Demonstrated competence and qualifications: Is there a typographical error with the scoring associated with Item B.1. Architecture / Engineering Services Experience?

A.2. The scoring criterion listed in B.1. will be applied to all responses as listed in the RFQ.

Q.3. Please clarify Section II Item D. Governing Law, Venue, Waiver of Jury Trial. This language as written appears to be outside standard language used in AIA on ConsensusDocs forms. Is there room for negotiation on this requirement?

A.3. The AIA and ConsensusDocs are modifiable contract forms that are not created specifically for contracts with government entities. Depending on the precise request, negotiation may be possible. However, as a general matter the County does not plan to consent to the law or jurisdiction of a state other than Idaho, nor to a venue outside of Canyon County unless compelled to do so by law.

Q.4. Section III Proposing Contractor Information Item F. Reference List. Is the county seeking a reference from clients where the A/E Firm has provided similar services on three similar sized projects or a reference from three separate clients with projects of similar size and complexity?

A.4. The County seeks references from at least three separate clients which have engaged the responding party in a similar project(s).

Questions submitted by CSHQA:

Q.1. During our meeting on Monday, July 10th, it was mentioned that the project must be fully contracted by the end of the year 2023. To clarify, it seems that what you meant is that the construction contract should be entirely executed by the end of 2023.

A.1. The County intends to utilize ARPA funding for this project. ARPA funds must be obligated for spending by December 31, 2024 and be spent by December 31, 2026. The project must meet these requirements.

Questions submitted by ZGA Architects & Planners

Q.1. Can you provide clarification on the services and contract schedule clarifying those provided in the RFQ?

- Will you clarify if the [County] will provide an ALTA survey and geotechnical report.
- Will the [County] be conducting a Phase I and or II study.

A.1. The County plans to have the selected contractor conduct issue the necessary studies, surveys, for the project, including those referenced in the question should they be necessary.

Q.2. Will the design team need to provide the following services?

- Interior design
- Signage

- Art
- furniture
- Low Voltage
- Parking and Traffic Study

A.2. The County intends to have the selected contractor provide the services referenced in the question, excepting art and furniture. Inclusion of those two services will be determined by the County based on need and budget.

Q.3. Considering the scope and square foot cost understanding, there is evidence that the overall budget will need further assessment and expansion. Are there additional funds or resource options available for the project beyond the indicated \$24M budget? Will there be a need for service towards addition[al] funds acquisition as part of the scope?

A.3. The County anticipates the ability for additional funding beyond the indicated \$24M budget if reasonable and necessary and within the guaranteed maximum price for the project.

Q.4. At what point will the A/E parties providing service, have full cooperative access and communication with the CM/GC awarded parties to coordinate product availabilities and cost?

A.4. The County anticipates that cooperative access and communication will begin once both the Architect/Engineer and CM/GC are under contract.

Q.5. Will the selection committee also be the same members for the Owners Representative through the process or will a single party be the point of contact?

A.5. For clarification, the County does not anticipate engaging an outside Owner's Representative for the project at this time. The County anticipates that the selection committee for the Architect/Engineer will consist of the same committee members for the CM/GC selection committee.