



CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT PURCHASING DEPARTMENT

December 6, 2023

Addendum No. 01

INVITATION TO BID.: B23/24-02

CLPCCD Lease Leaseback Delivery Services: Science, Technology, Engineering, Arts and Math (STEAM) Project

To: All Prospective Bidders

This Addendum One (1) is issued to incorporate the following changes, additions or deletions to the RFP (B23/24-01). Any modifications/changes made by this addendum affect only the portions or paragraphs specifically identified herein; all remaining portions of the RFP (B23/24-01) to remain in force. It is the responsibility of all responders to conform to this addendum.

A. ADDITIONS, CHANGES AND/OR CLARIFICATIONS:

1. REPLACE PAGES 14 TO 17 PASS/FAIL QUESTIONS (ESSENTIAL CRITERIA) WITH ATTACHED DOCUMENT
2. ATTACHED IS EXHIBIT 1 HISTORICAL BUILDING COST INDEX (PER ENR)

B. RFI QUESTIONS:

1. Reference the Prequalification Application, Page 17 and Page 20 – Pass/Fail Questions 1 and 2 and Contractor Project References. The criteria require three Projects with values in the range of \$82,800,000 to \$ 97,200,000 within the past 7 years. In particular, the value will greatly limit the number of firms that would otherwise qualify for the project. Will the District consider changing the threshold to \$70M to \$100M? Also, will the District consider projects that are in construction and not fully complete?

Pass/Fail Questions (Essential Criteria)	
1. Has your Firm contracted for and completed construction of a minimum of: <ul style="list-style-type: none"> Three (3) Division of the State Architect-approved construction projects, Each with a value in the range of \$82,800,000 to \$97,200,000, and All within the past Seven (7) years? (Please circle "YES" or "NO"). <p>NOTE: You <u>must</u> list these projects in the "Contractor Project References" Section.</p>	YES NO NO = cannot prequalify
2. Has your Firm contracted for and completed construction of a minimum of: <ul style="list-style-type: none"> Three (3) California community college, or other university or college (higher education) projects, Each with a value in the range of \$82,800,000 and 97,200,000, and All within the past Seven (7) years? (Please circle "YES" or "NO"). <p>NOTE: You <u>must</u> list these projects in the "Contractor Project References" Section.</p>	YES NO NO = cannot prequalify



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Response:

The District will revise the threshold to \$60M to -\$90M with cost escalation from the year entering contract to 2023 based upon the Historical Building Cost Index (per ENR). The District will allow projects that are in construction as of the date of this Addendum. **See revised Pass/Fail (Essential Criteria).**

2. The Pass/Fail Questions #1 & 2 are both very specific and only provide a narrow value window in order to qualify. We believe very few, if any, Contractors will meet these requirements. Please consider the following modifications that will open up the prequalification to a wider group however still provide a well-qualified pool of contractors:
 - a. Move Questions 1 & 2 to the Scored section. Thus Las Positas can open the criteria up wider and allow you to score the relevant experience on a curve based on the most relevant projects submitted.
 - b. Change the range of project values to a minimum requirement only. Decreasing the minimum value to \$60M for example provides more flexibility and doesn't limit firms from submitting projects over \$97M. The lower minimum value is still a large project value that will limit the shortlisted firms to Contractors that are capable of successfully building a \$97M project.
 - c. Allow "in progress" construction projects. By moving these questions to the Scored section allows Las Positas to accept "In progress" projects and you can score them less than "completed" projects, if appropriate.

Response:

- a. Questions 1 and 2 will remain in the Pass/Fail Section.
 - b. See response to question one (1) above.
 - c. See response to question one (1) above.
- C. **Extension of Experience Timeline:** The current prequalification document stipulates a requirement for construction projects completed within the past seven (7) years. We request extending this period to fifteen (15) years. This adjustment would allow us to showcase a broader history of our successful projects, ensuring that Las Positas College has a comprehensive understanding of our long-term experience for similar projects.



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Response:

The District will expand the “completed projects criteria from seven (7) years to ten (10) years.

- D. **Adjustment Based on Historical Building Cost Index (Per ENR)** : The construction economic climate has significantly changed in the past years. We request that the project values could be escalated based on the Historical Building Cost Index (Per ENR) to current values, ensuring that past projects are evaluated in a manner that is equitable and reflective of today's economic conditions. Below is a table for the Historical Building Cost Index per ENR.

Historical Building Cost Index (PER ENR)				Location Adjustments		
#	Year	Index Average	% Escalation (Natl. Ave)	Sacramento	San Jose	San Diego
1 .	2023	TBD	TBD	TBD	TBD	TBD
2 .	2022	7,792	12.73%	13.36%	15.27%	14.00%
3 .	2021	6,912	10.05%	11.55%	13.06%	12.06%
4 .	2020	6,281	2.36%	2.72%	3.07%	2.84%
5 .	2019	6,136	1.94%	2.24%	2.53%	2.33%
6 .	2018	6,019	3.22%	3.71%	4.19%	3.87%
7 .	2017	5,831	3.29%	3.79%	4.28%	3.95%
8 .	2016	5,645	2.30%	2.65%	2.99%	2.76%
9 .	2015	5,518	2.43%	2.80%	3.16%	2.92%
10 .	2014	5,387	2.07%	2.37%	2.68%	2.48%
11 .	2013	5,278	2.01%	2.31%	2.61%	2.41%
12 .	2012	5,174	2.29%	2.64%	2.98%	2.75%
13 .	2011	5,058	3.58%	4.12%	4.66%	4.30%
14 .	2010	4,883	2.39%	2.75%	3.11%	2.87%
15 .	2009	4,769	1.66%	1.91%	2.16%	2.00%
Average				4.21%	4.77%	4.40%

We believe that these requests for adjustments are in the best interest of the District to ensure that the STEAM project is entrusted to a highly capable contractor while allowing for a competitive process.

Response:

The District will allow escalation based on the attached **Exhibit 1** for projects over the last ten (10) years.

- E. There are two pass/fail questions in the prequalification that ask if we have contracted for and completed construction of a minimum of:
 - 3 DSA \$82,800,000-\$97,200,000 projects within the last 7 years and
 - 3 community college or higher ed \$82,800,000-\$97,200,000 in the past 7 years.



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- a. Would the district consider:
- b. Lowering the \$ threshold to start at \$30M – up to \$97.2M?
- c. Allowing projects in progress
- d. Allowing non-DSA projects if we can show sufficient experience with other DSA projects

Response:

- a. See response to question one (1) above.
- b. See response to question one (1) above.
- c. The District will not consider Non DSA projects.

All other terms and conditions remain unchanged.

Michael McClung - Buyer, Purchasing and Warehouse Services
Chabot-Las Positas Community College District

Exhibit 1

REVISED ADDENDUM No. 1

December 5, 2023

Historical Building Cost Index (PER ENR)				Location Adjustments		
#	Year	Index Average	% Escalation (Natl. Ave)	Sacramento	San Jose	San Diego
1.	2023	TBD	TBD	TBD	TBD	TBD
2.	2022	7,792	12.73%	13.36%	15.27%	14.00%
3.	2021	6,912	10.05%	11.55%	13.06%	12.06%
4.	2020	6,281	2.36%	2.72%	3.07%	2.84%
5.	2019	6,136	1.94%	2.24%	2.53%	2.33%
6.	2018	6,019	3.22%	3.71%	4.19%	3.87%
7.	2017	5,831	3.29%	3.79%	4.28%	3.95%
8.	2016	5,645	2.30%	2.65%	2.99%	2.76%
9.	2015	5,518	2.43%	2.80%	3.16%	2.92%
10.	2014	5,387	2.07%	2.37%	2.68%	2.48%
11.	2013	5,278	2.01%	2.31%	2.61%	2.41%
12.	2012	5,174	2.29%	2.64%	2.98%	2.75%
13.	2011	5,058	3.58%	4.12%	4.66%	4.30%
14.	2010	4,883	2.39%	2.75%	3.11%	2.87%
15.	2009	4,769	1.66%	1.91%	2.16%	2.00%
			Average	4.21%	4.77%	4.40%

ATTACHMENT 1

ADDENDUM No. 1

REVISED DISTRICTS PREQUALIFICATION APPLICATION

CONTRACTOR (OR "FIRM") INFORMATION		
Contractor's company name:		
Address:		
Telephone:	Mobile telephone:	
E-mail:		
Years in business under current company name:		
Types of work performed with own forces:		
Gross revenue of the Firm for the past three (3) years:		
\$	\$	\$
Submit an audited or reviewed financial statement for the past two (2) full fiscal years. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.		
Number of years this accounting firm has prepared financial statements for the Firm:		
Number of years this accounting firm has prepared tax returns for the Firm:		
Name of license holder exactly as on file with the California State License Board:		
License classification(s):		
License Number(s):		
License expiration date(s):		
Department of Industrial Relations registration number (Per Labor Code section 1725.5):		
Number of years license holder has held the listed license(s):		
Number of years Contractor has done business in California under contractor's license law:		
Number of years Contractor has done business in California under current Contractor's license:		
Has your Firm changed name(s) or license number(s) in the past five (5) years? (Y / N). If "yes", explain on a separate signed sheet, including the reason for the change.		
Has there been any change in ownership of the Firm at any time in the past five (5) years? NOTE: A corporation whose shares are publicly traded is not required to answer this question. (Y / N). If "yes", explain on a separate signed sheet, including the reason for the change.		
Is the Firm a subsidiary, parent, holding company, or affiliate of another construction firm? NOTE: Include information about other firms if one firm owns ten percent (10%) or more of another, or if an owner, partner, or officer of your Firm holds a similar position in another firm. (Y / N). If "yes", explain on a separate signed sheet, the name of the related company(ies) and the percent ownership.		

Indicate the form of Contractor's firm (type of business entity):

- Individual
- Sole Proprietorship
- Partnership
- Limited Partnership
- Corporation, State: _____
- Limited Liability Company
- Joint Venture
- Other: _____

List the following for each corporation officer, general partner, limited partner, owner, etc. (as applicable) for the Contractor's type of entity. For joint ventures, include this information for each entity in the joint venture and the percent ownership of each joint venture. Attach all additional information on separate signed sheets as needed.

Name	Position	Years with Co.	% Ownership

Identify every construction firm, contractor and/or construction management firm that the Contractor or any person listed above has been associated with (as officer, general partner, limited partner, owner, RMO, RME etc.) at any time during the **past five (5) years** ("Associated Firm"). Include all additional references and/or information on separate signed sheets. NOTE: For this question, "owner" and "partner" refers to ownership of ten percent (10%) or more of the business, or ten percent (10%) or more of its stock if the business is a corporation. include all additional information on separate signed sheets as needed.

Name of Person at Associated Firm	Name of Associated Firm	Contractor's License No. of Associated Firm	Dates of Person's Participation with Associated Firm

CONTRACTOR'S BONDING COMPANY (SURETY) INFORMATION

Name(s) of bonding company(ies) your Firm has utilized over the past five (5) years (not broker or agency):

Address(es) of those bonding company(ies):		
Number of years Contractor has been with those bonding company/surety:		
Name of broker/agent:		
Address of broker/agent:		
Telephone number of broker/agent:		
E-mail of broker/agent:		
Contractor's total current bonding capacity: \$		

CONTRACTOR'S INSURANCE INFORMATION		
Name of insurance company(ies) your Firm has utilized over the past five (5) years (not broker or agency):		
Address of those insurance company(ies):		
"Best" rating(s) for those insurance company(ies):		
Number of years Contractor has been with those insurance company(ies):		
Name of broker/agent:		
Address of broker/agent:		
Telephone number of broker/agent:		
E-mail of broker/agent:		
Contractor's current insurance limits for the following types of coverage:		
Commercial General Liability	Combined Single Limit (per occurrence)	\$
	Combined Single Limit (aggregate)	\$
Product Liability & Completed Operations	(aggregate)	\$
	(per occurrence)	\$

Automobile Liability – Any Auto	Combined Single Limit (aggregate)	\$
Automobile Liability – Any Auto	Combined Single Limit (per occurrence)	\$
Employers’ Liability		\$
Builder’s Risk (Course of Construction)		\$
Workers’ Compensation Experience Modification Rate for the past five (5) premium years:		
(1) Current year:	(2)	(3)
	(4)	(5)

QUESTIONS

Pass/Fail Questions (Essential Criteria)		
1.	<p>Has your Firm contracted for, or entered into construction as of the date of this addendum and/ or completed construction of a minimum of:</p> <ul style="list-style-type: none"> • Three (3) Division of the State Architect-approved construction projects, • Each with a value in the range of \$60,00,000 to \$90,00,000, with cost escalation from the year entering contract to 2023 based upon the Historical Building Cost Index (per ENR) and • All within the past ten (10) years? (Please circle “YES” or “NO”). <p>NOTE: You must list these projects in the “Contractor Project References” Section.</p>	<u>YES NO</u> NO = cannot prequalify
2.	<p>Has your Firm contracted for, or entered into construction as of the date of this addendum and/ or completed construction of a minimum of:</p> <ul style="list-style-type: none"> • Three (3) California community college, or other university or college (higher education) projects, • Each with a value in the range of \$60,00,000 to \$90,00,000, with cost escalation from the year entering contract to 2023 based upon the Historical Building Cost Index (per ENR) and • All within the past Ten (10) years? (Please circle “YES” or “NO”). <p>NOTE: You must list these projects in the “Contractor Project References” Section.</p>	<u>YES NO</u> NO = cannot prequalify
3.	<p>Does your Firm currently hold a contractors’ license necessary to perform the work and have those license(s) been consistently active for at least five (5) years without revocation or suspension? (Please circle “YES” or “NO”).</p>	<u>YES NO</u> NO = cannot prequalify
4.	<p>Has your Firm or an Associated Firm been found non-responsible, debarred, disqualified, forbidden, or otherwise prohibited from performing work and/or bidding on work for any public agency within California in the past five (5) years? (Please circle “YES” or “NO”).</p>	<u>YES NO</u> YES = cannot prequalify
5.	<p>Has your Firm or an Associated Firm defaulted on a contract or been terminated for cause by any public agency on any project within California within the past five (5) years and, if so and if challenged, has that default or termination been upheld by a court or an arbitrator? (Please circle “YES” or “NO”).</p>	<u>YES NO</u> YES = cannot prequalify
6.	<p>Has your Firm or an Associated Firm or any of their owners or officers been convicted of a crime under federal, state, or local law involving:</p> <ul style="list-style-type: none"> (1) Bidding for, awarding of, or performance of a contract with a public entity; (2) Making a false claim(s) to any public entity; or (3) Fraud, theft, or other act of dishonesty to any contracting party within the past ten (10) years? (Please circle “YES” or “NO”). 	<u>YES NO</u> YES = cannot prequalify