

# **ADDENDUM NO. 1**

**December 10, 2021**

**DESIGN BUILDER (CONTRACTOR)  
PREQUALIFICATION DOCUMENTS**

**FOR**

**SCHOOL OF BUSINESS BUILDING  
PROJECT NO. 950592**



The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same.

**1. PREQUALIFICATION QUESTIONNAIRE**

RFI No.	QUESTIONS / ANSWERS
1	<p><b>Question:</b> Today, during the Pre RFQ, it was stated that the projects submitted as part of the prequalification need to be performed by the office submitting the RFQ. I cannot find where this is stated anywhere in the RFQ. This requirement is an extremely restrictive and will eliminate a majority of competition as very few firms will have completed five, 3 story, \$36M higher ed/institutional projects out of the same office within the past 10 years and may eliminate firms with a local office close to UC Riverside.</p> <p><b>Answer:</b> Refer to Page 22, Section III, Project Experience, paragraph A.a, which states:</p> <p>“a. Only information, experience and Work performed by the Design Builder’s (Contractor) office that will bid, manage, design, construct, and staff the project will be considered for prequalification unless otherwise indicated below. Projects presented for consideration must be submitted on the forms attached to this section.”</p> <p>Refer to Page 68, Section III, Project Experience, paragraph C.a, which states:</p> <p>“a. Only information, experience and Work performed by the Design Firm’s office that will bid, manage, design, and staff the project will be considered for prequalification unless otherwise indicated below. Projects presented for consideration must be submitted on the forms attached to this section.”</p>
2	<p><b>Question:</b> Please define the requirements for Self-Performed. Does this include onsite management costs, safety, clean up, general requirements, general conditions, etc.?</p> <p><b>Answer:</b> Design Builder must illustrate that they can self-perform a minimum of 10% of the work of the construction contract.</p>
3	<p><b>Question:</b> Questionnaire Section 4.8 requires that the Design-Builder has an annual 2020 revenue equal to or greater than \$138,000,000.00. Is the 138M revenue for the Design-Builder in 2020 exclusive of pass thru revenue paid to sub-contractors, and therefore only Design-Builder revenue? Please confirm that the \$138M is in actual Design-Builder revenue and not sales.</p> <p><b>Answer:</b> No, it is not exclusive of past through revenue. It is the total revenue for the Design Builder.</p>
4	<p><b>Question:</b> When is the last day to submit an RFI?</p> <p><b>Answer:</b> The last day to submit an RFI was on Wednesday, December 8, 2021, by 12 PM.</p>
5	<p><b>Question:</b> Please advise how the estimated construction costs and project budget address the significant uptick in construction costs and escalation forecasts.</p> <p><b>Answer:</b> The University will obtain a General Contractor to conduct a cost estimate prior to releasing the Request for Proposal (RFP) Documents using the Basis of Design and RFP Documents to validate the Maximum Acceptance Cost.</p>
6	<p><b>Question:</b> Please confirm the stated MAC cost is based only on the cost of the Business School building scope and doesn’t include significant utility work beyond the immediate site or other campus-wide improvements.</p>

	<p><b>Answer:</b> The Maximum Acceptance Cost will be based upon the estimated design and construction cost for the Scope of Work in the Request for Proposal Documents.</p>
7	<p><b>Question:</b> Does the estimated construction cost include FF&amp;E?</p> <p><b>Answer:</b> It is anticipated that the FF&amp;E will be included in the Scope of Work in the Request for Proposal Documents.</p>
8	<p><b>Question:</b> Does the estimated construction cost include design, procurement, and installation of all Group II and Group III equipment?</p> <p><b>Answer:</b> It is anticipated that the Group II and Group III equipment will be included in the Scope of Work in the Request for Proposal Documents.</p>
9	<p><b>Question:</b> Will there be a BAFO process? If so, will the process allow for scope reductions if needed to meet the stipulated cost target?</p> <p><b>Answer:</b> The BAFO process will be outlined in the Request for Proposal Documents that will issue to the Prequalified Proposers.</p>
10	<p><b>Question:</b> Please clarify the source of the project funding, whether it requires Regent's approval, and when it is expected to be secured.</p> <p><b>Answer:</b> At this time, the project will not require Regent's approval.</p>
11	<p><b>Question:</b> Regarding the selection schedule, what is the anticipated timeframe for the design proposal phase, from the RFP issuance to shortlisted firms to the design-build proposal submission date.</p> <p><b>Answer:</b> Please refer to the Design Builder Prequalification Conference PowerPoint Presentation for the anticipated schedule.</p>

**END OF ADDENDUM**