

Q&A

Design-Build Services RFQ

Posting Date: February 12, 2021

Application Questions

- 1. During the pre-bid meeting, it was stated that the RFQ response should be uploaded as one file. Looking at the online response portal, it shows that each section should be uploaded as one file (Cover Letter, Relevant Quals & Experience of the Firm and Subcontractors, Key Personnel Qualifications & Staffing Plan, etc.). Please confirm if the entire package must be in one file, or if one file per section is to be uploaded per the online portal.**

Please upload one file per section. This may require you to combine different files into one and upload each file according to the instructions in the online application. There are nine different uploads required. There would be nine files, one upload per requirements. In our presentation, we used the Cover Letter as an example. It should be uploaded in one file but contains several different documents such as General Company Information, Brief Description of Firm and Team, Letter from Surety regarding bonding capacity, and Financials. Please reference the RFQ for a complete list of required documents.

Eligibility

- 2. Was the pre-bid meeting mandatory? There seem to be conflicting statements in the RFQ**
No, the pre-bid meeting was not mandatory but highly encouraged.
- 3. The insurance requirements for General Liability are \$5,000,000 each accident. Would \$2,000,000 with a \$5,000,000 Umbrella be acceptable?**
Yes, as long as the umbrella is not going to add any exclusions.

Project Terms

- 4. Will First 5 LA be providing a sample contract for review during the RFQ stage?**
No, the sample Contract will be provided with the RFP.
- 5. Can First 5 LA please confirm the legal entity to which the surety letter needs to be addressed to for this RFQ?**
Los Angeles County Children and Families First – Proposition 10 Commission (First 5 LA)

- 6. For Phase II, will that be its own procurement just like you're doing for Phase I, or would it just be a change over from Phase I?**

First 5 LA will separately procure for Phase II work.

- 7. What happens if the cost of construction exceeds \$3M?**

Project estimate is anticipated not to exceed \$3M. If submitted quote is larger than \$3M, First 5 LA will review and make a determination.

- 8. How many firms will be on the short list?**

A maximum of five (5) firms will be shortlisted.

- 9. What is the scoring metric for the best value portion?**

Scoring metric will be released with RFP.

Scope of Work

- 10. Will bridging documents be provided during the RFQ stage? If the documents are not yet ready, would it be possible to obtain a more comprehensive or detailed scope narrative? Specifically in Section VI the RFQ states specialty subcontractors for HVAC and AV/IT should be listed. However, the scope of work provided in Section IV is significantly more broad in nature and would require considerably more specialty subcontractor trades. If the scope shown in Section IV is accurate for Phase I, please confirm whether or not any additional specialty subcontractors are required to be listed as part of the response in addition to HVAC and AV/IT.**

Bridging documents will be provided with the RFP. No other specialty contractors need to be called out in the RFQ Response. These two were called out as an example, and you should build your team as you see fit to complete the project.

- 11. Is there any phasing involved in the development of the construction documents? (I.e. 50%, 90%, 100%)**

There will be a Construction Documents (CD) review at 85%, and the second review is the Plan Check; then final review at 100% CD.

12. Who will be reviewing the documents prior to submitting plans to the city? What is the review turn around time for each phase?

First 5 LA and their consultants will review the Construction Documents. Each review will take an estimated period of up to two weeks.

13. To what level will the bridging documents be developed? (50%, 80%?)

The bridging documents will be developed to 100% DD.

14. Is there flexibility in the timeline for project phase completion? Given that this project will require permits, a 4 month time line is extremely aggressive.

Please provide us the best timeline for acquiring the permits and completing construction. First 5 LA intends to fully occupy the second and third floors of the building as of January 1, 2022, and the Design-Builder will need to accommodate for this in their workplan and schedule.

15. Will the Design be for phase 1 only or for both phases?

This RFQ is only for the "Phase 1" scope of work. Phase 2 will be a separate solicitation, in the future.

16. So the phase 1 work is taking place inside an unoccupied building?

Yes, only a few F5LA staff members are in the building once a week. If approved, work will be done in an unoccupied building.

17. The 6-month timeline has taken into account time for plan check and permits?

First 5 LA's preference is to have this done by the end of the year. Please provide us the best timeline for acquiring the permits and completing construction. First 5 LA intends to fully occupy the second and third floors of the building as of January 1, 2022, and the Design-Builder will need to accommodate for this in their workplan and schedule.

18. Since this is a Design-Build Project, will the Design Need to be approved by the City of LA?

Yes, the Design-Builder will be responsible for acquiring the permits.

19. Are there any special COVID requirements for this project?

Please provide and use Best Practices as outlined by Los Angeles County. D-B will also need to sign First 5 LA and Union Station COVID-19 Requirements Acknowledgement.

20. Does your budget take into account COVID?

Yes, the budget includes COVID-related expenses.

21. Will the RFP selection be based on low bid only?

RFP selection will be based on best value, which includes price. The evaluation criteria will in the RFP.

22. Are we to include the permit fees into our bid?

First 5 LA will pay for the plan check expedited fee and permit fees as a cost-reimbursable.

23. Any hazardous material abatement required as part of the project?

There are no known sources of asbestos or other hazardous material in the building.

24. Is there any existing or previous survey for hazardous materials?

No.

25. Is there a LEED goal?

No. LEED goal will not apply to Phase I.

Other

26. Can we get a copy of today's agenda?

Yes, a link to the presentation, which includes the agenda, will be posted on First 5 LA's Funding Center website.

27. Will there be a published list of firms participating in this call?

Yes, a list will be provided.