

# City of Westminster

## Addendum #7

### Wakefield Valley Park Event Pavilion and Community Building Design-Build

#### RFP #23-13

1. The information provided within the RFP to outline the anticipated scope of this project leaves a lot of project scope undefined. In many cases, there is insufficient information to ascertain the scope of the renovations. The architect, structural engineer, and the civil engineer have limited direction to consider when preparing their pricing. Multiple site visits have helped us understand the challenges, but there are still a lot of variables that could take on a life of their own during the design process; some examples are as follows:
  - i. Further analysis of concealed conditions / opening up of walls and ceilings. **Provide in your proposal scope of work (design) line item for analysis of concealed conditions. See amended Schedule of Values.**
  - ii. Full assessment of the structural damage in area of the roof leaks. **Provide in your proposal scope of work (design) line item for assessment of structural damages. See Amended Schedule of Values. See also Addendum #3 response to question #11.**
  - iii. Defining the site improvements scope of work. **See Addendum #3 response to Question #12.**
  - iv. Full assessment of the existing sprinkler piping. **See Addendum #3 response to Question # 9. See Amended Schedule of Values.**
  - v. The state of the incoming service and switchboard that will be exposed to the elements when the lower-level floor framing is removed to accommodate the pavilion. **Electric Service will be in the basement and will not be exposed to elements.**
  - vi. The full scope of the mold remediation and restoration scope. **See Addendum #3 response to question #16. See Amended Schedule of Values.**
  - vii. The owner's expectations for new finishes. **Will be determined during Project Design Phase.**
  - viii. The nature of exterior façade repairs. **Will be determined during design phase.**
  - ix. Door and window replacements **Will be determined during design phase.**

Our concern is that a responsible bidder that tries to account for all these variables will have an inflated price, and that the bidder who does not account for these items will

have an attractive price, but at every turn during the design phase there will be disagreements about what was supposed to be assumed vs. what could not be at bid time. This process will result in a budget that climbs during the design phase due to the fact that the contractual scope narrative does not capture the full potential of scope creep a job like this could entail. We strongly believe there can be a method of evaluation that would facilitate an effective, cooperative design/build process. We would like to propose a selection process that would entail asking the Design / Build Contractors for fee and general conditions based on an agreed upon preliminary project duration, and for each bidder to include the same design and construction budget allowance for the work. This would result in a more collaborative design process where the owner could help steer the design expectations without being subject to a change order at every turn. That way, the owner is getting competitive pricing for certain components such as fee and general conditions, and only paying for the final agreed-upon scope. Additionally, firms could be interviewed after the submission so they can present their team, including preliminary ideas, approaches, processes, and the owner could evaluate this in conjunction with the pricing received and make an educated award. Please consider the following method, or a rendition of a method that does not lock the contractor into a “hard” number for design and construction, as this will be to the benefit of all parties involved for the reasons mentioned above.

The City will select successful Bidder for the Project not only based on price of Proposal but also will review quality of submitted proposal and will conduct meetings/presentations with preliminary selected bidders.

### Amended Schedule of Values

| ITEM (SCOPE TASK INDICATED NUMERICALLY)   | ESTIMATED QUANTITY | BID COST PER UNIT | AMOUNT |
|---|--------------------|-------------------|--------|
| PLANNING AND DESIGN PHASE   |                    |                   |        |
| 1. Organize and attend project pre-construction meeting   | Lump Sum           |                   |        |
| 2. Survey   | Lump Sum           |                   |        |
| 3. Design according to the project Scope of Work and the City Standards (providing preliminary, 30%, 60%, 90% and 100% submission of the Project Specifications and Drawings) | Lump Sum           |                   |        |

|  |                                  |  |  |
|--|----------------------------------|--|--|
| 3A. Analysis of concealed conditions.<br>3B. Full assessment of structural damage in area of any roof leaks.<br>3C. Full assessment of the Sprinkler System. | Lump Sum<br>Lump Sum<br>Lump Sum |  |  |
| 4. Site controls (including development of sediment erosion control drawings)  | Lump Sum                         |  |  |
| 5. Obtaining permits from City and County agencies   | Lump Sum                         |  |  |
| 6. Engineering support during construction phase   | Lump Sum                         |  |  |
| 7. As-Builts (see requirements in the link below)  | Lump Sum                         |  |  |
| CONSTRUCTION PHASE   |                                  |  |  |
| 1. Mobilization and demobilization   | Lump Sum                         |  |  |
| 2. Demolition of the portion of the Club House   | Lump Sum                         |  |  |
| 4. Mold remediation and restoration  | Lump Sum                         |  |  |
| 3. Construction of the new Exterior Wall   | Lump Sum                         |  |  |
| 4. Interior renovation of the remaining Club House   | Lump Sum                         |  |  |
| 5. Exterior renovation of the remaining Club House   | Lump Sum                         |  |  |
| 6. Construction of the Event Pavilion  | Lump Sum                         |  |  |
| 7. Stabilized construction entrances   | EA/1                             |  |  |

Total Base \_\_\_\_\_

Add Alternate Works \*

| ITEM (Scope Task Indicated Numerically) | Estimated Quantity | Bid Cost Per Unit | AMOUNT |
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Add Alternate Total \_\_\_\_\_

Proposal Total (Total Base + Add Alternate Total) \_\_\_\_\_

- Add Alternate Work Schedule of Values intentionally left blank for Bidders to add additional items to their proposal that would have a major budgetary impact based on understanding of the project. Bidders are encouraged to provide as much detail as possible and attach additional or supporting documentation if necessary/available.