

**Ross Valley School District
110 Shaw Drive
San Anselmo, CA 94960-1904**

August 11, 2011

REQUEST FOR QUALIFICATIONS AND PROPOSALS

CONSTRUCTION OF:

- 1. ACADEMIC CLASSROOMS AND HEXPLEX REPLACEMENT**
- 2. ENRICHMENT SPECIFIC CLASSROOMS**

Listed below are questions received from potential responders to the RFP/RFQ and the District's responses.

- A. Will the District hold a pre-proposal conference?
R: The District will not be conducting a pre-proposal meeting prior to date of receipt of the responses to the RFQ/RFP.
- B. If a pre-proposal conference is not held, is it possible to coordinate a site visit?
R: responders are welcome to visit the school site on their own, however keep the following points in mind.
- 1) The school is on summer break. Students return on August 22. Teachers are starting to return to prepare and the administration team is on site daily.
 - 2) If you visit the site, please check in at the office.
 - 3) Please visit prior to August 22nd. The beginning of school is very hectic and your visit will be disruptive.
- C. At what stage is the design of this project?
R: In the traditional sense the design is somewhere in the late schematic/early design development stage.
- D. Some of the RFQ/RFP's we see have a section where we are asked to describe our methods & approach to the project. This RFQ/RFP does not ask for that, but it might be helpful in your evaluation of firms. Would it be acceptable to include such information in an appendix?
R: The District welcomes all relevant information that responders propose to provide the District regarding its proposed methods and approach to the Project, that information however, should be provided within the District's Submittal Requirements format identified in the District's RFQ/RFP.
- E. To allow us to accurately develop preliminary budgets, please advise
1. What level of design has been complete to date (design development, 50% CD, etc)?
R: See C. above
 2. Is the design team using Revit software (or similar) that would allow the successful lease lease-back entity to work in a collaborative three-dimensional environment using a BIM (a building information model)?

R: Yes.

3. When are construction documents scheduled to be submitted to DSA for intake?

R: The current schedule is in early January, 2012.

4. When (tentatively) will the successful lease lease-back entity be given a notice to proceed with preconstruction phase services? Where will the design be at that point of time?

R: Before the end of September.

5. For planning purposes, please confirm that a three week duration for user move-in and FF&E (after substantial completion) is acceptable to the District.

R: Is this three weeks period before or after August 1? If prior to August 1, developer can have as much time as he needs. If after August 1, a full three weeks might be problematic.

F. **Question 1**

Reference Page 2, Item C, General Information. Item 7 addresses prior experience with 'current consultants'. We understand that WRNS is the architect, however, please advise which specialty consultants will be involved with the project (electrical, mechanical, plumbing, landscaping, and structural).

R: WRNS Studios has indicated they are using the following consultants:

Structural – Bluestone Engineering

Civil – Sherwood Design Engineers

Electrical/Mechanical – Interface Engineering

Landscape - RHAA

Question 2

Please Reference Page 3, Item C.3 (Firm Information, Past Project Values). XXXX is a relatively large construction firm and operates in multiple states. Regarding 'projects in progress', would it be beneficial to provide ONLY those that are underway in California, or even within approximately 100 miles of the Ross Valley School District? (My guess is that you're primarily interested in the capacity of our host office, which for us, is in XXXXXXX).

R: The Districts primary interest is work in California.

In the interest of providing as much useful information as we can, we are posting on our website the current preliminary construction phasing plan. Please keep in mind that this RFQ/RFP addresses only what is identified as Phase 1. Also, please note that the building areas and sitework areas are early estimates and should not be relied on for quantities.

We thank you for your interest and look forward to receiving your proposals,

George Baranoff
Bond Program Manager