

ADDENDUM #1 issued May 9, 2016 at 11:00 AM



REQUEST FOR PROPOSALS: GENERAL CONTRACTORS

STATEMENTS OF QUALIFICATIONS AND PRELIMINARY FEE PROPOSALS

ART LOFTS OF WEST VILLAGE

LAKE WORTH, FLORIDA

ISSUED: MAY 9, 2016 11:00 AM

Please make sure you acknowledge receipt and understanding of this addendum #1 on the form provided in Attachment C of the RFQ.

1. Clarification – the Construction Project Manager will be responsible to bond the entire job.
2. Clarification – We are targeting May 27, 2016 to execute the GC contract.
3. The hard construction budget for this project is \$1.8 million, for the commercial space and residential townhomes.
4. Please see the attached revisions in the submittal requirements. It replaces the entire section of submittal requirements.
5. This addendum contains 4 pages.

Please email me if you have any other questions.

Michael Pecar Real Estate Development Director
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michaelp@neighborhoodrenaissance.org

REVISED Statements of Qualification (Submittal Requirements):

All submitted Proposals shall be organized in the following format, Tabs A-K, and must contain all of the requested information. Incomplete and/or unorganized response packages will not be considered. Packages should be submitted in 8 ½" x 11" size with the original set bound with tabs, (1) copy unbound without tabs and (1) digital copy on CD, DVD or memory stick.

1. Contact Information and Cover Letter (0 points): Label as Tab A

Name, address, and telephone number for the individual or firm. If submitting as a firm, please include the name and title of each principal authorized to negotiate, sign for, and make binding commitment for the firm.

2. Summary of Qualifications (10 points): Label as Tab B

- Firm experience including but not necessarily limited to:
 - Number of years in business total and locally (PBC).
 - List of projects currently under construction including:
 - Who at the firm serves as project manager and site superintendent;
 - What services are being performed with the firm's own forces;
 - The type and scope of the project,
 - Type of contract between Owner and GC
 - Project references including the name of the owner and architect and their contact information.
 - Organizational chart listing the principal point of contact, key professional staff, and other key support staff and what services are anticipated to be performed by your own forces.
 - A list of the key individuals (e.g., chief estimator, project manager, site superintendent, etc.) anticipated to work on this project and their qualifications including education, years of experience, references, list of projects, licenses, certifications or other professional credentials, etc.
- A certificate of good standing from the Secretary of State, Division of Corporations, REQUIRED
- Licenses and certifications for each the Firm and applicable personnel, REQUIRED
- ~~Information on professional liability, workers compensation and other appropriate insurances carried by the company. REQUIRED~~ (see section 8 below)
- Evidence of bonding capacity
- List and description of any current outstanding claims against the company, REQUIRED if any.
- List and description of any projects from which the company has been relieved of duty in the past five (5) years, REQUIRED if any.
- Information on any and all bankruptcies of the company or principals and partners of the company in the past five (5) years, REQUIRED.
- **THE FOLLOWING ITEMS REQUIRE A RESPONSE BUT ARE NOT THRESHOLD REQUIREMENTS**
- Experience with Davis Bacon and list projects where DB was required
- Are you a Section 3 business and/or have experience with compliance

3. Project Approach (15 points): Label as Tab C:

- Proposed schedule from building permit application to certificate of occupancy, REQUIRED
- Please review, comment, and approve the AIA 133 and 202 boilerplate. If your proposal requires any modifications, please describe in the Proposal, REQUIRED.
- Quality control measures

- Dispute resolution measures and process
- Measures in maintaining schedules and meeting deadlines
- Value engineering and cost savings measures
- Participation with or Status as a Local, Small and Disadvantaged Business Enterprises (LSDBE)
- Participation to meet Section 3 requirements

4. Relevant Project Experience within Past 5 Years (25 points): Label as Tab D:

- List of the last four (4) projects completed including:
Please include:

- Project location
- Number of units or total size of project
- Building use & structure type
- Total project costs
- Sources of funding
- Accuracy of cost estimating
- Accuracy of scheduling
- Type of contracting method used.

Provide before and after photos for EACH project listed. List any awards or special recognitions your firm received for any of your relevant project experiences.

5. Capacity of Firm (15 points): Label as Tab E:

- State the volume of work your firm is accustomed to managing at one time, if needed include,
 - A list of projects that have been started and/or completed within the last 12 months
 - The average construction period for construction of a multifamily residential project similar to the proposed Art Lofts.
 - Track record of completing projects ahead of schedule, on-time, or behind schedule
- Please provide current financial statements, letter of credit, or other proof of financial capacity.

6. Fees (25 points): Label as Tab F:

- Attach a proposal for pre-construction services including any costs to owner and staffing. We anticipate review of plans and pricing at 50% DD and prior to start of construction plans.
- Attach a fee schedule for all of the activities needed to successfully complete the Project as Construction Project Manager with Guaranteed Maximum Price including
 - Proposed general conditions,
 - insurance costs,
 - payment and performance bonds,
 - construction manager fee, and,
 - any other non-subcontracted costs for this project.

7. References (10 points): Label as Tab G:

Please submit a list of three references that include the following information for at least 5 projects from Tabs B & D current and past projects plus other trade and banking contacts as you deem necessary:

- Organization's name
- Contact person's name
- Contact person's address, phone number, and email
- Relevant project associated with reference

8. Insurance (0 points): Label as Tab H:

The selected firm will be required to provide proof of liability insurance (1) week prior to the award date and must maintain insurance for the duration of the project. This includes:

- General liability (at least \$1,000,000/\$2,000,000)
- Workmen's compensation
- Professional liability
- Business automobile liability insurance

9. Addendum Acknowledgement: Label as Tab I:

Form found in Attachment "C". Filled out and signed in blue ink

10. Certification Letter: Label as Tab J:

Form found in Attachment "D". Filled out and signed in blue ink

11. Federal Forms: Label as Tab K:

Form found in Attachment "E". Filled out and signed in blue ink

(END OF THIS SECTION WHICH REPLACES 1 -11 OF THE RFQ)