



State of Washington
Department of Enterprise Services

**Request for Qualifications & Proposal for
General Contractor / Construction Manager**

**DSHS / Western State Hospital
WSH-New Forensic Hospital
2020-403**

Addendum No. 2R

August 18, 2022

Notice To Bidders:

This Addendum is hereby made a part of the Request for Qualifications & Proposal for General Contractor / Construction Manager (GC/CM) pertaining to the above project and shall be binding upon each contractor submitting bids. Bid submitted shall be for the full and complete cost of incorporating these changes into the contract, no further claims shall be allowed for work associated with this addendum. It shall further be the responsibility of each Contractor to notify his sub- contractors concerning the contents of this addendum as they specifically apply to them. The following changes hereby become a part of the Request for Qualifications & Proposal for General Contractor / Construction Manager (GC/CM). Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

Addendum Items:

1. Western State Hospital – New Forensic Hospital: Schematic Design (SD) Package

HOK has provided SD access to all GC/CM firms.

2. DSHS Drone Use Policy

The Drone Use Policy has been uploaded to DES' GC/CM website



3. Hoffman Construction: Question and Answers received 8/11/2022

Please see below in red for DSHS/DES answers to the questions.

- 1) **The original RFQ Attachment 5 Cost Responsibility Matrix had Builders Risk insurance as a component of SGCs. Addendum 1 changed it to a component of the fee (which is to be submitted within two weeks on 8/24/22). Builders Risk rates are dependent on many building design factors, many of which are not yet known. In addition, on most other GC/CM projects that we have seen, the Builders Risk cost is included in the Negotiated Support Services (NSS). At the time NSS is negotiated, the design will be far enough along to get a reliable Builders Risk rate. Can Builders Risk be moved to NSS on the Cost Responsibility Matrix?**

The Builder's Risk has been moved to Negotiated Support Services (NSS).

- 2) **For the three MACCs (relocation, demo and new hospital), will they be issued in separate contracts or will they come as amendments to the same contract? If they are amendments to the same contract, will there be a vehicle in place to allow each MACC to have its own GC/CM performance and payment bond that can be closed upon completion of the work associated with that specific MACC? Allowing separate GC/CM performance and payment bonds could result in a lower bond rate and savings for DSHS since bond rates are dependent on project duration. Additionally, understanding this will help determine the bond rate to be used in the fee calculation.**

DES/DSHS intends to contract separately for each MACC (renovation, demo & new hospital construction); however, we will discuss the scope of work (and MACC) for each contract with the GC/CM before finalizing the contract(s). Preconstruction services will be a separate contract from the construction contract(s).

Thanks,

BRAD COOPER PROJECT MANAGER / WASHINGTON MAIN OFFICE
Hoffman Construction Company





4. Clark Construction: Question and Answers received 8/16/2022

Please see below in red for DSHS/DES answers to the questions.

- 1) **Attachment 05 (Cost Responsibility Matrix) states all GC/CM insurance + payment & performance bond are part of the fee, but in Article 06 (Elements of the Total Contract Price), it states that insurance + payment & performance bond (under section 6.3 Specified General Conditions) should be in the specified general conditions. Article 6 - Section 6.2 (GC/CM Fee) does not appear to include bonds and insurance.**

Please confirm that we should follow Article 6 and not include bonds and insurance in the fee and associated bid form discussed in question #2.

(Revised response)

Please include bonds and insurance in the fee as per Article 5. Article 6.3 compensates the GC/CM for increased bond and insurance costs due to changes in the Total Contract Cost (TCC). For Fee calculation purposes, bonds and insurance costs for the TCC should be based on the advertised MACC or updated MACC (by addenda).

- 2) **There are two bid forms that have been distributed. Attachment 3 is what we have typically utilized for DES pursuits. In Addendum 1, item 5 "bid form", was attached that is different from Attachment 3.**

Please confirm that Attachment 3 should be used for the bid opening, as it is the standard DES Bid Form from previous GC/CM projects.

Please use Attachment 3, Final Proposal Form for the bid opening on August 24, 2022.

The DES bid form was included in Addendum 1 to answer an apprenticeship question. The DES Instructions to Bidders references penalties for failing to meet apprenticeship goals on the DES Bid Form. Additionally, DES will open bids using the DES Bid Form for bid packs in which the GC/CM is interested in self performing.

(Added question & answer)

- 3) **Per attachment 02-Request For Final Proposals, Section 3 Preparation of Bids, Item B.8. a bid bond is required.**
 - o **Item B.1 identifies the bid as "a single dollar amount for the GC/CM Fee, which shall be the finalist's total bid". Please confirm if the bid bond is to cover the "total bid" as defined in B.1. If any other amount is to be covered, or if the bid bond is to be expressed as a percentage, please specify**

The bid bond/bid guarantee should cover the "total bid" as a single dollar amount for the GC/CM Fee. The GC/CM's bid is calculated by multiplying the MACC and the GC/CM's Fee (percentage).

Regards,

Michael Rechnitz • Project Executive • LEED AP BD+C, STS



CLARK CONSTRUCTION GROUP LLC
www.clarkconstruction.com



5. New - MACC and Project Schedule

For the GC/CM selection process, including the interview and Request for Final Proposals, please use the following information:

Maximum Allowable Construction Costs (MACC) = \$575,000,000

Schedule:

Design Development to start in early November 2022

Construction Substantial Completion in March 2027

Final Acceptance in June 2027

First Patient arrive in January 2028

6. New - Final Proposal Submittal Date and Revised Attachment 3

Final proposals are due at 2:00 on Aug 23, 2022 and the final proposals shall be submitted to Box as outlined in the RFQ/RFP.

Attachment 3 has been updated to reflect the revised MACC and submittal deadline.

The bid guarantee may be submitted to Box or to the panel during the finalist's interview along with the Diverse Business Inclusion Plan.

7. New - Request For Final Proposals (RFFP) Opening Date and link

The RFFP opening has been moved to Aug 24, 2022 at 10:30am.

Microsoft Teams link to bid opening

https://teams.microsoft.com//meetup-join/19%3ameeting_NTFmYzNIMDctYTAyYS00MGlxLTq0NzUtNTU0MDBiYzRiODQy%40thread.v2/0?context=%7b%22Tid%22%3a%2211d0e217-264e-400a-8ba0-57dcc127d72d%22%2c%22Oid%22%3a%22914e9bdd-f791-4360-bbe8-caca9c583db8%22%7d