



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. 3 Revised**

**August 19, 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. Hensel Phelps: Questions and Answers** received 8/18/2022

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

1. Per Addendum #2R, bonds and fee are included in the fee. Addendum 2R also states that the substantial completion date has been revised to March 2027 and that Design Development starts in early November 2022, however there is no indication in the addendum as to the whether the bidder should assume that the construction start date remains March 2024. Please confirm or provide a revised construction start date as bond premiums are calculated considering the overall



construction duration.

For the purpose of calculating bond premiums for the Final Proposals, please assume a construction start date of March 2024 for a contract duration of 36 months.

2. Hensel Phelps has a single project limit bonding capacity of over \$1B. Addendum 2R states that “for fee calculation purposes, bonds and insurance costs for the TCC should be based on the advertised MACC or updated MACC”. In our experience the GC/CM is required to provide a performance and payment bond in the full amount of the Total Contract Cost (TCC) and WSST. In Phase 1 of the procurement, proposers were required to submit statements from their bonding company indicating their commitment to bond this project. As the revised bonding commitment is considerably higher than originally submitted, will revised surety commitment letters be required to be submitted on Tuesday with bidder’s proposals confirming the firms bonding capacity for the anticipated TCC + WSST? If so, will DES provide an anticipated value for the TCC + WSST representing the expected value to be bonded?.

Due to the short timeline for the final proposals and recent changes with the estimated MACC, DES will not require another letter from your bonding company before the final proposals are due. We will require an updated letter from the bonding company before initiating a contract with the selected GC/CM. The performance bond will be for TCC + WSST.

## **2. Rescinds Item 4.3 from Addendum 2R regarding the bid guarantee**

For the bid guarantee amount, please follow Article 0, number 0.4: the bid guarantee should be an amount equal to at least 5% of the Pre-construction Services (Lump Sum) estimated by the time set for receiving the bid. Proposers shall use an assumed amount of \$2,000,000 for Pre-construction Services.