

Champaign Community Unit School District #4

ADDENDUM #1 –

Responses to Submitted Questions Regarding Request for Qualifications for Construction Management Services

*****PLEASE NOTE THAT THE INTERVIEW DATE FOR SHORTLISTED
FIRMS WILL BE WEDNESDAY, MARCH 15.*****

1. Could a firm be in a role on the A/E side while also being included as a part of the Construction Management team?

Response: The District plans to make its selections based on firms operating either in an A/E-related role or a CM-related role.

2. Why is the District revisiting its relationship with its existing construction manager if that firm is already on the Project Management Team?

Response: The process for selecting construction management firms for these projects is consistent with the process the Board of Education has undertaken in reviewing the District's relationships with other classifications of professional services firms over the last 18 months, including architects, bond counsel, and real estate attorneys. Committed to maintaining an open, inclusive, and transparent process, the Board has determined to issue the Request for Qualifications in its efforts to engage the firm(s) which are best suited for completing the identified projects. The District believes that because these projects individually present opportunities and challenges requiring unique experiences and skill sets, firms which have previously undertaken pre-referendum services or other services related to District capital projects may or may not be the best selection for completing the identified projects. In addition, this process provides for opportunities for firms which may not have the capacity to accomplish construction management work for \$208,000,000 in facility projects within the specified time frame to be awarded a smaller project. By vetting different firms now – specifically with the identified projects in mind – the District is able to find the best match(es) for those projects.

3. Will O'Shea Builders remain involved for the duration of the projects or were they only serving in an advisory capacity up to the point of the RFQ? Are they able to submit a response to the RFQ?

Response: O'Shea Builders will serve as the construction management representative on the Project Management Team providing assistance to the District in reviewing all of the projects collectively. Representatives on the Project Management Team are eligible to submit a response to the RFQ.

4. Will the Project Management Team members identified in your Building for the Future presentation be included in the screening and/or interview committees?

Response: No. The District screening and interview teams will include Board members as well as District administrators, faculty, and staff. Representatives on the Project Management Team not affiliated with the District will not be included on these teams.

5. Does the page limit include the representative sample work products?

Response: Yes. The page limit includes all supporting documentation. Due to the short submission review window, it is not the District's intent to request or review a complete CM package at this time; rather, excerpts from existing projects would be sufficient. Once shortlist firms are identified, the District may request additional detailed information.

6. Is it correct that the District would prefer to see one construction manager for the high school projects?

Response: Yes. The District intends that contracts for the Central High School and Centennial High School projects will be awarded to the same firm.

7. Because the architect and construction manager relationship is so important to successful projects, will the shortlist of architects be made available to CM candidates on March 2?

Response: The shortlist of architects will be posted to the District's website and emailed to the attendees of the pre-submission meeting for interested construction management firms on March 2.

8. The Master Summary Schedule from your presentation shows a gap during construction of the Middle and Elementary schools. Please define the reason for this projection.

Response: The Master Summary Schedule has been developed with an eye to ensuring quality completion of the projects within the District's capacity to effectively provide staffing resources while continuing to ensure a competitive bidding environment for all projects. In order to best accomplish this objective, the projects have been staggered so that the District's facilities staff can best manage the work and bids can be received at defined intervals allowing for the most competitive bids.

9. Are you seeking a full staff study at this time or just staff rates and projected percentages for the fee, insurance, bond, etc.?

Response: At this time, the District is only requesting rates and projected percentages. Once shortlist firms are identified, the District may request additional detailed information.

10. Are the budget numbers inclusive of all soft costs as well (such as architect and CM fees, FFE, legal)?

Response: Yes.

11. Will there be any irrigation work on any of these projects, especially the parks (McKinley Field, Spalding Park / Franklin Field)?

Response: Yes. Franklin Field has an existing irrigation system in place. The scope of work on the McKinley Field and Spalding Park properties is yet to be determined.

12. Has the District established minority and female business enterprise participation goals?

Response: The District has established goals for minority and female business enterprise participation on its larger-scale capital construction projects. These goals (6% MBE and 4% FBE) are derived from Capital Development Board guidelines for Champaign County. The District has engaged Coleman and Associates to assist in ensuring increased engagement of minority and female-owned businesses during the bidding phase and to review bidders' good faith efforts to achieve the established goals. While the District strives to maintain professional relationships with organizations which reflect the diversity of the District's school community, there are no specific participation goals related to architectural services.

13. How are you accommodating students during demolition?

Response: This will depend on the project. The master schedule has been arranged to accommodate for significant work in the summer months. Classroom spaces may be temporarily moved to alternate areas such as portable classrooms. The Dr. Howard Elementary School project is the only project which currently contemplates relocation of students and staff during construction.