

COMMUNITY ARCHITECTURE

Date: 10/20/200

ADDENDUM No. 2

Project:	Stagg HS Gym HVAC Replacement	Issued to:
Client:	Stockton Unified School District	Contractors
Project No.:	2022-004.00	
DSA A#:	02-116869	

Notice to Contractors:

This Addendum serves to clarify, revise, and supersede information in the Project Manual and Drawings. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract for Construction by enumeration of the Addendum in the Client (Owner) / Contractor Agreement.

This Addendum includes the following clarifications:

- 1.1 Question Insurance limits on page 6 of 19 seem little excessive for this project of this size. We have done 50+ LLB project and many districts and following are the typical limits we see. \$2M Each Occurrence, \$4M General Aggregate, \$2M for Auto, and \$5M for Excess Liability or sometimes they will ask for \$10M (which still high but not unusual). We would ask the district to revise the limits or at least change the Excess Liability to \$20M or less. Subcontractors are typically \$1&\$2M, these limits might preclude smaller subcontractors in the district from bidding on the projects as they are required to meet the same requirements

Response: The district requires at least the following insurance coverage from the selected developer:

Commercial General Liability	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	Developer: \$2,000,000 per occurrence; \$4,000,000 annual aggregate Subcontractors (over 10%): \$1,000,000 per occurrence; \$2,000,000 annual aggregate
Excess Liability		Developer: \$10,000,000 per occurrence; \$10,000,000 annual aggregate Subcontractors (over 10%): \$3,000,000 per occurrence; \$3,000,000 annual aggregate
Automobile Liability – Any Auto	Combined Single Limit	\$2,000,000 (limits may be met with Excess Liability Policy required herein)
Workers' Compensation		Statutory limits pursuant to State law

Employer's Liability		\$1,000,000
Builder's Risk		Replacement Cost
Pollution Liability		\$1,000,000 per occurrence; \$1,000,000 annual aggregate

Response: The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars (\$1,000,000) shall not be less than the following amounts:

Commercial General Liability	Product Liability and Completed Operations	\$1,000,000 per occurrence; \$2,000,000 annual aggregate
Excess Liability		\$2,000,000 per occurrence; \$2,000,000 annual aggregate
Automobile Liability - Any Auto	Combined Single Limit	\$1,000,000
Workers Compensation		Statutory limits pursuant to State law
Employers' Liability		\$1,000,000

1.2 Question Tab 6 on page 12 of 19 say \$8M per project? We would ask to revise this to match the project scope of \$3-4M per project and similar projects.

Response: The district request that Respondents provide a list of completed or ongoing projects where the total contract exceeds \$5,000,000.00

1.3 Question Tab 8 is asking 1) Precon Service Cost, 2) Fee, 3) GC Cost, 4) Bonds and Insurance, 5) Construction Contingency and 6) Allowance? What are you looking on item 5 & 6 from the General Contractor since these items will be included in the GMP once you have selected your Contractor for LLB and Precon

Response: The district shall establish a 10% Construction Contingency to cover any unforeseen items during construction and the need for Allowance to cover any materials or work items not specified at the time of bid to be included in the Guaranteed Maximum Price.

1.4 Question Ta Tab 8 item 4 (Bonds and Insurance) – Are we to include Builders Risk Insurance as well?

Response: Yes.

1.5 Question Does the project have a PLA requirement?

Response: Yes. Please see link that includes SUSD's PLA/CWTA Agreement Document.
<https://www.stocktonusd.net/site/Default.aspx?PageID=403#calendar14426/20221018/month>

- 1.6 Question There is no construction start date provided in the RFP and since we don't know the lead time of the all the equipment is it ok to provide monthly GC/GR cost?
- Response: Duration of construction is estimated to be 210 days. Developer/Contractor may provide the monthly GC/GR costs if/when construction exceeds that number of days.
- 1.7 Question Tab 6 – Prior Relevant Experience it asks for project contracts that exceed "...fifty million dollars (\$8,000,000) ...". Please clarify project minimum size for experience.
- Response: The number shall read Five Million Dollars (\$5,000,000.00)
- 1.8 Question Please provide a schedule of all summer activities/programs. (i.e. Sports, programs, classes & events)
- Response: Basketball/Wrestling: Nov. 1- Feb. 11th
Spring 2023 Sports:
Boys Volleyball/Badminton: Feb. 7th - May 6th
Note: Stagg High School Website (Link below) will be posting the Official Winter/Spring Schedule soon. <https://www.stocktonusd.net/domain/881>
- 1.9 Question Please confirm the parking lot north of Building K can be used as subcontractor parking.
- Response: Yes. The district can allow a section of the north parking lot to be reserved for Sub-Contractors. The Contractor shall keep the section of the parking well-maintained during construction.

Attachments:

None

End of Addendum

Issued by: Kip Grubb, Principal Architect, C-19022

cc: File / 2022-004.00 / Bid Information / Addendum