



• UNION SCHOOL DISTRICT •

ADDENDUM NO. 4 TO REQUEST FOR PROPOSALS FOR PRECONSTRUCTION AND LEASE-LEASEBACK SERVICES FOR PROPOSED DEL MAR HILLS ACADEMY

**Q: Please reference Attachment 2 of the RFQ/P, for the Fee Proposal. There is not a line item for bonds and Insurance. Are these items to be included within the Lease-Leaseback Fee?**

**A: Attachment 2 – Fee Proposal Form includes the following edits. An updated Form is also attached to this Addendum.**

- 1. Preliminary Site Analysis Fee = \$ \_\_\_\_\_
- 2. Preconstruction Fee: = \$ \_\_\_\_\_
- 3. Lease-leaseback Fee: \_\_\_\_ % x \$14,800,000.00 = \_\_\_\_\_
- 4. General Conditions: \$ \_\_\_\_\_ /month x [ 14 months ] = \_\_\_\_\_
- 5. Bonds and Insurance: \_\_\_\_ % x \$14,800,000.00 = \_\_\_\_\_

**TOTAL PROPOSED FEE: [1+2+3+4+5] State the total proposed fee in both numbers and words:**  
\$ \_\_\_\_\_

**Q: Is Builder’s Risk Insurance required? If so, please provide the insurance requirements and where you would like us to include these costs within the fee proposal.**

**A: Exhibit F of the Construction Service Agreement outlines the specific insurance requirements, including Builder’s Risk Insurance.**

**Q: Is a preliminary Schedule available for Preconstruction design and Permitting?**

**A: The preconstruction design and permitting schedule is anticipated to span over 8-12 months immediately following prelim services. The final preconstruction schedule is not available at this time.**

**Q: In reviewing the insurance requirements, our insurance agent noted that the District is requesting “Material Hoist Where used: \$1,000,000”. While we can obtain this policy, our broker noted that there was not enough information on what this would entail, and this is typically an item that our subcontractor would carry not the LLB Contractor. Would the District be open to removing this from the insurance requirements as long as the LLB Contractor has it covered by their subcontractor?**

**A: Insurance requirements remain as written at this time.**

**Q: *Clarification...*In reference to the Exhibit A of the LLB Agreement. What will be the percentage of the GMP that will be Financed for Lease payments?**

**A: The amount of leaseback payments will be determined at a later date. There is no determined percentage at this time.**

## **ATTACHMENT 2 – FEE PROPOSAL**

This fee proposal, "Attachment 2", must be submitted with the proposal.

The Firm proposes the following fees:

1. The preliminary site analysis fee should be expressed as a lump sum firm fixed price based on the construction budget, schedule, and descriptions in this RFP.

**Preliminary Site Analysis Fee:** [LUMP SUM] \$ \_\_\_\_\_

2. The preconstruction fee should be expressed as a lump sum firm fixed price based on the construction budget, schedule, and descriptions in this RFP.

**Preconstruction Fee:** [LUMP SUM] \$ \_\_\_\_\_

3. The lease-leaseback fee shall include the Firm's overhead, profit, and all other costs (excluding general conditions), and should be expressed as a percentage.

**NOTE:** The lease-leaseback fee is not the preliminary GMP. The preliminary GMP is the total amount of general conditions (i.e the below-listed amount multiplied by 14 construction months) plus the below-listed lease-leaseback fee. The proposed costs for preconstruction services are separate from the preliminary GMP.

**NOTE:** Should the Firm try to revise the Contractor's fee so that it exceeds the percentage below, the Firm agrees and acknowledges that the District has the right to deem the Firm's proposal non-responsive, cancel the lease-leaseback contract without owing any fees or costs to the Firm, and award a contract to another contractor/Firm.

**Lease-Leaseback Fee:** \_\_\_\_\_% of construction budget (\$14,800,000).

4. The general conditions should be expressed as a monthly rate based on the construction budget, schedule, and description in this RFP.

**General Conditions:** \$ \_\_\_\_\_/month\*

\*Please provide as backup for the general conditions a line item listing of the proposed monthly general conditions and the corresponding monthly cost that you proposing using for the Proposed Project. Failure to include this backup line item listing will impact your score for this category.

5. **Total Fee Proposal:**

For purposes of scoring the fee proposals, the monthly fees will be multiplied by 14 months to calculate the total fee for evaluation purposes and the total fee will be used to calculate the Best Value Score. The actual Lease-leaseback Fee and General Conditions price for the Firm awarded the contract will be based on the final construction budget and term of the lease-leaseback contract.

1. Preliminary Site Analysis Fee = \$\_\_\_\_\_
2. Preconstruction Fee: = \$\_\_\_\_\_
3. Lease-leaseback Fee: \_\_\_\_ % x \$14,800,000.00 = \_\_\_\_\_
4. General Conditions: \$\_\_\_\_\_/month x [ 14 months ] = \_\_\_\_\_
5. Bonds and Insurance: \_\_\_\_ % x \$14,800,000.00 = \_\_\_\_\_

TOTAL PROPOSED FEE: [1+2+3+4+5] State the total proposed fee in both numbers and words:  
\$\_\_\_\_\_

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Print Name