



**Business Services
Contracts Office**

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*Janea Marking, Chief Business Officer
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**Lease/Leaseback
RFP #478
Fern Bacon Middle School Campus Revitalization
ADDENDUM NO. 1
October 30, 2024**

This Addendum has been prepared to clarify, modify, delete, or add to the RFP documents, drawings and/or specifications for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same.

PART A – PROPOSAL AND CONTRACT REQUIREMENTS:

AD.01 – The estimated “direct costs of construction” work for this project is \$71,750,000, which excludes the costs and percentages included in the table of the Exhibit D Fee Proposal.

PART B – TECHNICAL REQUIREMENTS: N/A

PART C – DRAWINGS: N/A

PART D – BIDDERS QUESTIONS & RESPONSES:

Q1: Reference: Exhibit D: Fee Proposal (Insurance Cost) Since the project is scheduled to start in summer 2025 and the detailed drawings are not yet available, please consider deferring the cost of Builder’s Risk to the time of the GMP.

A1: Please refer to the Exhibit E Facilities Lease, Exhibit E Insurance Requirements. The awarded LLB Entity is required to provide insurance that begins during the Facilities Lease Phase I term of pre-construction. Section VI. Builders Risk Insurance states, “The Entity shall, at its sole expense, purchase, maintain and keep in force at all times during the construction phase of the Facilities Lease Phase II term, until the date of transfer of the insurable interest to and acceptance by the District, a Builder’s Risk Insurance (Property Insurance).” The Fee proposal % should include all required insurance as outlined in the Exhibit E Insurance Requirements.

Q2: Please confirm the number of staff and students that will be occupying the campus during the 2025 -2026 school year. In addition, please confirm the quantity of buses that will be dropping off and picking up students.

A2: Approximately 350 students. Minor bussing for special education is possible.

**ATTACHMENTS:
None**

END ADDENDUM

Vendor to sign as acknowledgment of receipt and return with RFP:

Signature: _____ Date: _____

Company Name (please print) _____