



May 25, 2023

REQUEST FOR PROPOSAL ADDENDUM NO. 1

CONSTRUCTION MANAGEMENT SERVICES FOR THE URHO SAARI SWIM STADIUM

RFP No. 23-04

With regard to the above-reference proposal number, the City would like to respond to questions received from interested consultants.

1. Has there been any efforts to classify the Plunge as a historical site? if so, what was the outcome of these efforts?

City response: Please refer to the Historical Resources Group report titled “Historical Resource Evaluation Report, The Plunge” dated October 2022. There are no further efforts at this time to seek historical designation at the National, State, or Regional levels of government. The City staff will go to the City of El Segundo’s Planning Commission to meet the requirements of the Local Cultural Resource designation (per City municipal code).

2. I have watched a couple of the City Council meetings and my understanding is the City is looking to bring on a full time PM as soon as possible (to help ensure the project/schedule and milestones provided by your consultants is accurate, realistic and in-line with the City’s objectives). In essence, that the PM team is representing the City’s best interest with the various contractors during the pre-construction and construction phase and calling upon their experience and knowledge to provide insight and creative solutions. Given your experience with the Plunge, do you know if the City is not looking for a full time PM/CM team at any phase of this project, if so, will the city be providing resources (personnel) for specific tasks.

City response: With this RFP, the City is looking to bring in a Project Management / Construction Management team that will keep this project on schedule as the project completes the Final Design in Fall 2023 and starts construction in Spring 2024. The City Project Manager will be involved during the project, and occasional existing staff, but no additional City resources will be brought in.



3. It is my understanding the City would like the construction/renovation phase to begin in January 2024, has there been any construction timeline proposed by any of your consultants? If so, given current market backlog and delays, has this been factored into the timeline.
4. City response: The estimated construction timeline is 1-year, but a detailed construction timeline has not been developed by design consultants. The detailed construction timeline will be provided by the contractor as soon as the project is awarded, for the City's approval.
5. Can any electronic documenting system be used? If so, will the City of El Segundo provide this?

City response: An electronic documenting system can be used and should be shared with the City of El Segundo. The City of El Segundo does not plan to provide an electronic document system.

6. During the bid walk, it was noted that the City will not pursue LEED certification; However, LEED parameters are shown on the specifications. Please clarify if the city will pursue LEED certification.

City response: The City will not be pursuing LEED certification.

7. Please advise when the 50% drawings will be released.

City response: Use link to 50% drawings:

<https://cityofelsegundo.sharefile.com/d-sc8ab378cecb44ddca89e909f505a72d9>

8. Does the City of El Segundo anticipate any kind of food service at the facility?

City response: No.

9. Can the "Project Inspector" noted in Specification 01 43 00 Section 1.12 Item A be the PM or QA lead?

City response: Section 01 43 00, Section 1.12, Item A needs revision as the Final Design of the specifications progresses. See City response to item 15 for inspection services.



10. During the bid-walk, it was noted that a request will be made to have the Architect provide a rough schedule. Please confirm if that will be the case and will be shared prior to RFP deadline.

City response: No additional schedule will be provided. The contractor will be responsible for a detailed schedule to be approved by the City.

11. Please confirm this job is prevailing wage.

City response: The contractor's work will be prevailing wage. The construction manager's work will be per the Professional Services Agreement as provided in the attachments.

12. Are there any moratoriums for construction?

City response: The City has a two week moratorium at the end of the calendar year. All Municipal Code requirements related to work hours and noise ordinance shall be adhered to.

13. The scope describes utility coordination, as needed. Has the City retained the services of a Dry Utility Consultant? What is the design team's scope for dry utility coordination?

City response: The design team does not have a dry utility consultant. However, Southern California Edison (SCE) design work has been initiated during the Final Design phase, and coordination is currently occurring between SCE and the Electrical Designer.

14. Under Project Management, Design, and Bidding Services, Section 4/Item G, it calls out developing a critical path schedule/baseline schedule. It is typically the responsibility of the contractor to provide a critical path schedule which the construction manager reviews. Please confirm the construction manager is only responsible for reviewing the baseline schedule prepared by the contractor.

City response: The contractor will be responsible for developing the critical path schedule/baseline schedule and the construction manager will be responsible for review. The review should include identifying tasks that could be sequenced differently in order to pick up time in the schedule. This will have to be coordinated between City, construction manager, and contractor, and will be evolving throughout the life of the project.



15. Please confirm the inspection services described are quality assurance only? Confirm all code related inspections shall be provided by the building department and other authorities having jurisdictions.

City response: Building code inspections will be performed by the Authority Having Jurisdiction (City of El Segundo). The construction manager will be responsible for quality assurance, including verifying/inspecting that the plans and specifications are being implemented per design. The construction manager will also assist in coordinating specialty inspections and County Health Code inspections.

16. In Section 4, Item D, there is reference to a “Lead Designer”. Please confirm only Project Management services are being requested.

City response: Correct; only construction management service are requested. “Lead Designer” was accidentally included in the proposal and should be removed.

17. The RFP notes construction starting in Spring 2024, does the City have a proposed construction duration?

City response: The City is estimating 1 year construction period. The construction manager should estimate services for a 1 year construction period. As stated in the RFP, NTP is anticipated in August/September 2023 for the construction manager services. Construction manager should include the PM and bid phase services for a 6-month period prior to construction start. .

18. (Section 5 of your Professional Services Agreement) Non-Appropriation of Funds. Does it mean if a CM services contract is entered into by city, and the full CM contract amount is not encumbered within your current fiscal year - will the full contract amount be covered irrespective of the fiscal year the CM services fall under?

City response: The full amount will be encumbered when the contract is awarded. If the project goes into multiple fiscal years, the encumbered funds will be transferred to subsequent years.



19. (Section 9 of your Professional Services Agreement) Time Extensions: With regard to delays beyond the Consultant's control, will the additional costs the consultant incurs as a result of these delays be compensated by the city at the appropriate billable rates for staff working on the project?

City response: If the project experiences delays beyond the consultant's control, it is expected that the consultant find ways to mitigate staffing hours that may not be needed during potential delays. The City will compensate consultants at appropriate billable rates when deemed necessary and appropriate for the work being performed.

20. General Requirements: Will the city provide temporary offices for the CM staff?

City response: The City can currently commit to one cubicle space at City Hall. If future needs arise, the City and consultant can discuss office arrangements in more detail.

21. Section 4, Item G in RFP (Proposed Schedule): Proposed Schedule to provide the consultant services starting from the date of receipt of a Notice to Proceed from the City. The consultant shall review the submitted schedule by the contractor. In coordination with the contractor, the consultant shall establish a baseline schedule and critical path schedule throughout the project.

City response: The Proposed Schedule should be provided by the contractor during construction, and this Item G in the proposal will not be required to be submitted by construction manager consultants (and will not be scored as part of this proposal). However, if the consultant has recommendations for proposed schedules, it will be welcome in the proposal.

All other specifications, terms and conditions remain unchanged. If you have further questions, please contact me at cebert@elsegundo.org.

Thank you!

C. Ebert

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