

IFB # 18-71

Job Order Construction Services



MORIN BUILDING
8570 EXECUTIVE PARK AVENUE
FAIRFAX, VIRGINIA 22116-0815

Date Issued: December 3, 2018

To: All Prospective Bidders

Issued by: Donald R. Legg, CPPO, Procurement Manager

Subject: Addendum # 2 to IFB # 18-71, Job Order Construction Services

I. General

- 1. The bid submission deadline shall be changed from prior to 2:00 pm, December 13, 2018 to prior to 2:00 pm, December 20, 2018.**

II. The following are questions and answers received on this solicitation.

1. Page 7, 3.1 The Process: Can Fairfax Water please provide the standard "Section 700 General Conditions for Construction" to all bidders? Please confirm that any requirements above and beyond the current JOC RFP requirements will be considered on an individual task order level and included in the RS Means line item estimate (not the coefficient)?
 - A. See attached Section 700 General Conditions for Construction. Note these may be modified depending on actual work required. All work beyond the current requirements identified in IFB 18-71 shall be considered on an individual task order basis and included in the RS Means line item estimate.
2. Page 8, 3.9 Project Management: Based on discussions at the pre-bid meeting it appears a majority, if not all, FW projects will require project management. This includes the initial site visits, receipt and evaluation of any bridging documents, final preparation of a joint scope of work, submittals, safety plans, scheduling and the normal operational oversight of active construction along with the superintendent; please confirm? Please confirm FW will be revising this section of the RFP to indicate project management will be required?
 - A. The first sentence of Section 3.9 Project Management shall be revised to read as follows: A majority of FW projects will require project management.

3. Page 8-9, 3.10 JOC Project Support Requirements RE: "At least one (1) network copy of this software allowing unlimited users shall be provide to FW after Contract Award". Please confirm that simultaneous access for an unlimited number of users is not required. If simultaneous access is desired, would FW please provide the maximum number of users who will require simultaneous access, as this will determine the number of licenses required?
 - A. We do not anticipate simultaneous users frequently, but bidders shall include two (2) concurrent licenses to the R.S. Means Unit Price Book.

4. Page 11-12, 5.8 Bid Evaluation/ Contract Award RE: "Generally, the RS Means Facilities Construction Data book will be used for new construction and the RS Means Repair and Remodeling Cost Data book will be used for renovations." Based on the discussion at pre-bid, please confirm this is to be amended so that the more comprehensive RS Means Facilities Construction Data book is to apply to renovations as well.
 - A. The RS Means Facilities Construction Data book shall be used for all work covered under the resulting contract(s).

5. Page 12, 5.8 Bid Evaluation/ Contract Award C -c & d: RE: "coefficient multipliers...Without Project Management", in line with RFI#2, please confirm FW will be revising this section of the RFP to indicate that the coefficient "Without Project Management" will be removed? If not, please provide the rationale for including this?
 - A. Please replace the existing Attachment 1 with the revised Attachment 1 issued with this Addendum 2. This shall be submitted with bidders bid submission.

6. Page 29, 6.29 Exemption from Taxes RE: "Nothing in this section shall prohibit the Contractor from including its own sales tax expense in connection with the Contract in its Contract price." Please clarify if contractors may add the cost for sales taxes on materials incorporated into the project to the price of each job order.
 - A. Fairfax Water is tax exempt. If a bidder pays sales tax on materials the tax shall be included in the cost of the material and not shown as a separate line item.

7. Page 36, 6.63 Self-Performance. Based on discussions at the pre-bid conference and understanding that FW has separate Requirements Contracts and in-house forces for utility work, please confirm the requirement to self-perform work will be removed from the RFP? If not, please provide the rationale for maintaining such a requirement understanding the broad spectrum of projects that JOC may be assigned in the future. (Please note: the self-performance requirement typically applies to requirement contracts or trade specific contracts in which particular tradesmen and mechanics will always be required. Based on the unknown nature on the variety of work and trades that may be required in the future, this requirement is unnecessary and potentially costly to the owner. To address any owner concerns regarding "brokering" work, the JOC contractor can exhibit the network of subcontractor relationships per trade. Additionally, any experienced JOC contractor would not broker the work as they

would lose control of their project performance and their corresponding contract coefficient would be inflated and not be competitive.)

- A. Section 6.63 Self Performance shall be deleted in its entirety.
8. Attachment 1 Bid Form Schedule of Prices and Award Criteria Figure. Please confirm it is FW's intent to remove references and requirements for coefficients "without Project Management" as it is unlikely that this will apply under the JOC program due to the requirements of the RFP?
- A. See revised Attachment 1 issued with this Addendum 2.
9. Attachment 1 – Bid Form – Schedule of Prices and Award Criteria Figure. On the third page of Attachment 1, Bid Form, it appears that the Non-Pre-Priced Adjustment Factor is not given an evaluation weighting. Please confirm the NPP Adjustment Factor is not to be weighted nor included in the Award Criteria Figure.
- A. See revised Attachment 1 issued with this Addendum 2.
10. Please clarify what items are expected to be included in the coefficient, and thus are not allowable to include in line item estimates. For example, usually project management, supervisory, and administrative staff are considered to be included in the coefficient, while project-specific requirements and costs like scaffolding or equipment rental required for the individual project are allowable in line item estimates. Please clarify FW's coefficient inclusions.
- A. Coefficients include project management, supervisory, and administrative staff. Project-specific requirements and costs i.e. scaffolding or equipment rental required for the individual project are to be priced from the Unit Price Book.
11. FW Response to RFIs; Based on the timing and details of FW response to the RFI's, would FW consider at least a one-week time extension, so all potential bidders can review and adjust their pricing accordingly.
- A. Please see the change in the acceptance date contained in Section I of this addendum.
12. Pre-Bid meeting; Can FW please provide the list of all potential bidders in attendance at the Mandatory Pre-Bid meeting?
- A. See attached.
13. What is the estimated annual expenditure for this contract(s)?
- A. At this time, we do not know to what extent this contract(s) will be used so we cannot provide an estimate.

14. Are proposed staff resumes required with bidders bid submission?

A. Yes, staff resumes are required with the bid submission.

15. The IFB does not contain the Miscellaneous Bid Information Form. Please provide the Miscellaneous Bid Information Form.

A. Please revise Section 4.1 to read as follows:

4.1 Debarment

Bidders shall provide in their bid, documentation related to all debarments that occurred within the last ten (10) years.

16. How many copies of the bid are required to be submitted on December 13?

A. One original bid is required.

17. Section 5.8 states, "Fairfax County...". Should this instead state, "Fairfax Water..."?

A. Yes, it should read Fairfax Water

18. Section 6.19 Work Standards: please provide a copy of the "Technical Specifications".

A. Section 6.19 shall be amended to read as follows:

6.19 Work Standards

All Work performed by the Contractor shall meet all applicable regulations, codes (federal, state and local), directives, equipment specifications and manufacturer's instructions and recommendations inclusive of equipment or vehicles, supplies, parts or materials utilized to provide the required Work.

19. Is the contractor(s) awarded a job order to provide Quality Control for such things as testing of concrete, inspection of structural steel, electrical, mechanical, etc. work?" Also, is the cost of Contractor Quality Control (i.e. testing and inspection) to be included in project management or as labor toward the cost of the job order?

A. The awarded contractor(s) shall provide Quality Control and the cost shall be included as a reimbursable cost if not clearly identified in the Unit Price Book.

NO OTHER QUESTIONS WERE RECEIVED BY THE DEADLINE

III. Acknowledgement

Acknowledge your receipt of, and compliance with, this Addendum by either signing the attached acknowledgement, or referencing its receipt and your compliance, in your bid.

IFB # 18-71
Job Order Construction Services

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM # 2

I certify that the information contained in the proposal submitted on behalf of the below named firm incorporates any and all changes to the original specification. I further certify by my signature below, that I am fully authorized to acknowledge receipt of the above addendum and also bind the below named firm to the terms, conditions and specifications of the RFP and any changes thereto made by this addendum.

ACKNOWLEDGED BY:

FOR: _____
Company Name

Date

Signature of Authorized Agent

Printed/typed name

Title