

ADDENDUM #1

Deschutes Public Library
Request for Proposal 21/22-09
Construction Manager / General Contractor (CM/GC) Services
for Bond-Funded Construction Projects

Work Package 4 – Branch Libraries

Make note of the following changes and additions to the request for proposals document. ~~Strike Through~~ indicates “DELETE” and **RED TEXT indicates “INSERT”.**

Page 4 – Revise Section 1 Project Background to read:

The Owner’s estimated construction budget, including design/estimating contingency and escalation, for all of the four branch library projects combined in this Work Package is **\$ 6,221,000.00**. This number will be used as the basis of evaluation for this RFP. **Budgets for the individual projects included in this work package are as follows: La Pine - \$1,518,705.00, Sisters - \$1,580,718.00, East Bend \$750,000.00, Sunriver \$2,371,577.00.**

Page 5 – Revise Section 2 Schedule to read:

The schedule for District’s CM/GC planned selection is as follows, subject to change at the District’s sole discretion:

November 1, 2021	Advertise RFP
November 10, 2021	Mandatory Pre-Proposal Meeting @ 2:00 PM PDT 10:00AM Local Time
November 12, 2021	Deadline for Clarifications/Change Requests/Protests
November 18, 2021	Final Addendum Issued
November 30, 2021	Proposals Due by 2:00 p.m. PDT Local Time
November 30, 2021	Proposal opening @ 2:00 p.m. PDT Local Time
December 14-16, 2021	Interviews (Proposer must reserve these dates when submitting proposal)
December 23, 2021	Issue Notice of Intent to Negotiate
December 30, 2021	Appeal Period Ends
January 12, 2022	Formal board action
January 13, 2022	Execute contract

Page 11 – Section 8 Proposal Requirements

Q: Should the CAT Tax to be included in the stated proposal fee or as an addition?

Page 11 – Revise Section 8 Proposal Requirements to read:

8.6 Preconstruction Fee and Construction Management Fee Percentage

8.6.1 Complete and return **Appendix B**, edit staffing information as required. The Preconstruction Fee and Construction Management Fee Percentage is inclusive of all four branch library projects included in Work Package #4. **Per section 6.3.1 of the attached Contract Form, CAT tax is to be included in the stated proposal fee, not as a separate line item or markup.**

Page 17 – Revise Section 13 Appendices to read:

List of Appendices:

- A. Proposer Certification Forms*
- B. Pricing Proposal Form (edit specific job roles as needed)*
- C. CM/GC Contract and Associated General Conditions and Bond Forms
- D. Master Development Schedule **dated 11/10/2021**

*** Complete and return with the proposal response.** (If not, proposal will be non-responsive.)

Attachments:

1. Master Development Schedule dated 11/10/2021
2. Mandatory Pre-Proposal Meeting Attendee List

Reminder: Be certain to note receipt of this and any subsequent addenda on the RFP “Appendix A: Proposer Certification Forms”. Acknowledgment of this addendum is a mandatory requirement. Responses received without acknowledging all addenda may be considered non-responsive.

Greg Holcomb
Owner's Representative
Deschutes Public Library