

IMPERIAL COMMUNITY COLLEGE DISTRICT

Addendum No. 3 to RFQ/P #VGA032024

Preconstruction and Lease-Leaseback Construction

Issued February 13, 2024

This Addendum No. 3 forms a part of Request for Qualifications and Proposals ("RFQ/P") #VGA032024 issued by Imperial Community College District ("District"):

- 1) The District adds an additional soccer field renovation project as a possible alternate project ("Alternate Project"). The Alternate Project will consist of removing existing grass, provide aggregate base and finish grading to support artificial turf. Provide new irrigation, draining, and cooling systems. Provide artificial turf surface. The completion date for the Alternate Project will also be December 31, 2026. The Alternate Project budget is \$1,500,000. The Alternate Project architect is Sanders, Inc.

The District will include the Alternate Project in the preconstruction services scope of the overall Project, and following preconstruction services, the District will submit the Alternate Project to the Division of the State Architect ("DSA") for approval along with the rest of the overall Project.

The District will not immediately issue a Notice to Proceed with Construction ("NTP") for the Alternate Project when it issues a NTP for the rest of the overall Project, and the District will not include the cost of the Alternate Project in its initial award of the Guaranteed Maximum Price ("GMP") to the successful Respondent. Instead, the District will decide whether to proceed with the Alternate Project within an estimated 12-18 months after issuance of the NTP for the rest of the overall Project. If the District elects to proceed with the Alternate Project, the District will amend the overall Project GMP to include the cost of the Alternate Project, and the District will issue a NTP for the Alternate Project at that time.

Accordingly, Responders should adjust their Proposals as follows:

- When responding to Section VI.C.8, "Pricing and Contingency," Respondents should include the cost of providing Alternate Project preconstruction services in their "preconstruction services cost" pricing information.
- For construction phase pricing, to the extent Respondents' fee for the construction phase, general conditions cost, and/or bonds and insurance percentage will change with or without inclusion of the Alternate Project, Respondents should list each of those pricing categories with and without the Alternate Project. For example, a Proposal might state, "\$1,000,00 general conditions cost without the Alternate Project, \$1,500,000 general conditions cost with the Alternate Project."

Except as provided herein, all other portions of the RFQ/P remain unchanged.

THANK YOU FOR YOUR INTEREST!

[END OF ADDENDUM NO. 3]