

**Lease Lease-Back Delivery Method For Various Construction Projects**



RESPONSES AND CLARIFICATIONS  
TO THE REQUEST FOR QUALIFICATIONS NO. 83

**Q1:** Is this RFQ for selected entities to terminate the lease arrangement right upon the completion of construction or is there a length of time (lease period) before the lease is terminated?

**A1:** This RFQ process is being undertaken by the District to pre-qualify a group of firms to provide the LLB delivery method for various upcoming construction projects. The terms and conditions of each specific project will be decided when assignment of the project is made. At that time, the lease arrangement requirements will be announced by the District to the pre-approved entities

**Q2:** **a.** Should the responding contractors be teamed with designers when they respond to the Lease Lease-Back SOQ or will the Architects be selected through a separate SOQ process and teamed with the contractors by the District?

**b.** Has an Architect of Record(s) already selected for these projects. If not, will you be issuing a separate RFQ for Architectural Services or would Architectural Firms be allowed to submit as part of a Lease Lease-Back entity?

**A2:** The projects the District will be using the LLB delivery method in the future are all designed and are/will be approved by DSA. There will be no new architectural services required outside of the projects' current A/E teams.

**Q3:** Do you have to be a General Contractor to submit SOQ for this RFQ?

**A3:** The responding LLB entities do not need to be a general contractor. However, since the eventual result of the RFQ is to pre-qualify entities that will be provided the opportunity to be selected for constructing District building(s) using the LLB delivery method, they must have on their team a properly licensed firm able to construct public school projects. If the responding entity is not properly licensed as defined above, they must identify in the SOQ their properly licensed team member and include all necessary information, as requested in the RFQ, for the properly licensed firm. Such information will be utilized by the District in evaluating the qualification of the entire responding team.

**Q4:** Do you need to be pre-qualified to submit SOQ for this RFQ?

**A4:** No. The purpose of this RFQ is to pre-approve LLB entities.

**Q5:** How many firms are being short-listed by the District?

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A5: The final number of firms to be selected has not been determined by the District at this point. It is dependent on the evaluation of the SOQs and the qualifications of the firms who respond to the RFQ.

Q6: What are the Bonding levels required for Contractors?

A6: There are no bonding requirements for the process of pre-qualifying LLB entities. Once a specific project is identified by the District the pre-qualified LLB entities will be notified of the project's bonding requirement.

Q7: Please provide clarification to the following question for the District's LLB projects :

- a. Volume of project(s)
- b. Number of project(s)
- c. Period of time over which projects will be bid (do they have 1 year or several years worth of work)?

A7: The District is planning on having six projects constructed using the LLB delivery method. Currently, at least two of these projects have the Division of the State Architect ("DSA") approval. The final number of the LLB projects will be decided at a later date.

The estimated cost of the projects under consideration for the LLB delivery method ranges from \$4 Million to \$22 Million (these figures are estimates only and are subject to change)

Depending on the final number it could be several years for all projects to be built using LLB delivery method.

Q8: Does the District have an Owner Controlled Insurance Program (OCIP)? Would the District consider our Contractor Controlled Insurance Program (CCIP)?

A8: The District prefers that each LLB firm provide their own Certificate of Insurance independent of the District and showing the District as "additional insured".

Q9: On page 6 section d of the RFQ asks "number of hours of service for the project". Please clarify what the Districts definition of Hours of Service? Is that the amount of time spent completing the project? Please clarify.

A9: The "number of hours of services for the project" as stated on page 6 of the RFQ is seeking the LLB entity to identify the amount of time spent on each project completed in the past.

Q10: Would like the District to consider a week extension to the due date of the RFQ from September 8, 2010 to September 15, 2010?

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A10: The deadline for submission of SOQs has been extended and the new dates are as follows:

- Submission of additional Questions .....September 15, 2010 @ 4:00 pm
- District Responses to received questions.....September 21, 2010
- Deadline for submission of SOQs.....**September 28, 2010 @ 4:00 pm**

Note: Any new questions received on or before the extended date of September 15, 2010 will be added on to this Responses and Clarifications and disseminate to all known entities who are known to have received the RFQ and will also be published to the District websites.