



To: Prospective Bidders
Date: June 14, 2024

RE: Addendum No. 1
SCF Bentuh Nuutah VNPCC Expansion
Owner's Project Management Support
RFP # SCF24-1125

Issue Date: May 23, 2024

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated May 23, 2024. Acknowledge receipt of this Addendum in the provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of four (4) pages.

1. Responses to bidder questions:

Comment or Question Provided by Bidder	SCF Response
The RFP has a Construction start of October 2025 - Does this schedule assume site excavation and building foundation to be placed in Winter 2025? Or will the contractor be expected to perform procurement from October - April 2026 and mobilize on the site in April 2026? Does the October 2027 completion date assume an April 2026 mobilization date? We are asking to better inform which month our Construction Manager will start working on-site 3-days a week.	The final construction schedule will be the responsibility of the General Contractor. This said, current assumptions show a duration in the schedule of 75 weeks (expansion completing March of 2027). For the purposes of this proposal response, proposers shall assume that the GC would procure during the fall/winter of 2025, perform some preliminary site prep, and then start foundations in the spring of 2026. See current version of the project schedule in this Addendum.

Comment or Question Provided by Bidder	SCF Response
<p>Can you please provide more information on the level of effort requested for Transition and Activation Planning? The RFP scope notes “Assist owner with transition planning and business continuity planning of existing programs who are relocating to expansion.” Is SCF looking for the Consultant to perform all the activation and transition planning or assist SCF with hiring an activation and planning consultant to lead/perform these services?</p>	<p>SCF is not looking for a separate consultant to perform activation and transition planning services. Our internal SCF Improvement team will provide the lead for efforts to get SCF up and running operationally as the expansion [new construction] and remodel existing building areas come on line operationally. The level of effort requested from the Owner’s PM Support consultant should be considered minimal, consisting of staying informed of SCF’s status with transition planning and supporting any specific tasks requested by SCF (An average of 4 hours per month throughout the course of new construction. SCF does not anticipate needing support during remodel phase).</p>
<p>RFP scope says “Provide on-site construction phase representation during Phase 1 construction (provide 1 FTE on-site for 3 days/24 hours per week). Inclusive of the 24 hours of on-site representation, we envision the construction manager would work approximately 163 hours a month to manage the RFIs, RFPs, Submittals, project documentation, project OAC meetings anticipated during the construction phase. Additionally, we recommend our “PM Team” of Contract Manager, Lead Project Manager and Associate Project Manager continue to support the project from initiation through the end of construction. That will enable us to provide more responsive PM support and staff redundancy. The combined hours of this PM team would exceed the “1 FTE” of 163 total hours a month. Please confirm this approach is acceptable to SCF as it will impact the staff resource planning and price proposal.</p>	<p>SCF is not looking for full-time [40 hours per week] onsite representation; more like ¾ time. Duties between onsite Owner’s PM Support and SCF Construction Project Manager to equal full time onsite representation. In bidder’s response to the RFP please clarify, a matrix or chart may help, what you are proposing to offer.</p> <p>Here are SCF’s current assumptions for augmenting SCF’s capacity:</p> <ul style="list-style-type: none"> - <u>In the field</u> – Construction Manager – yes; 3 of 5 days per week. SCF will cover the other 2 days per week in the field. It is important to describe exactly what this role will take the lead on in support of SCF’s limited capacity to be onsite. - <u>In office</u> – Lead Project Manager –yes; to support SCF’s assigned Construction Project Manager (attend OAC; provide support to SCF CPM as requested/as described in RFP/as proposed in proposal response). - Providing time/other resources for redundancy in Owner’s PM Support consultant team for time off, etc, is acceptable.

Comment or Question Provided by Bidder	SCF Response
<p>Is there flexibility for the Proposer to propose an alternate schedule for the 24 hours of site coverage, providing some coverage for each day the contractor is on site?</p>	<p>An alternative proposal may be: 4 days per week at 8 hours per day. It really depends on the scope of work the onsite Construction Manager takes on for those 4 days and how that relieves SCF from having to perform those duties. Please describe in your proposal response. We are not looking for full time project management services. SCF has an assigned Construction Project Manager who will perform Owner's project responsibilities during construction but is not capable to perform all of the responsibilities necessary for such a large project. Please tailor your proposal with this in mind. We do not intend to provide redundancy of efforts between proposer and Owner, so careful division of and coordination of responsibilities will be necessary between the two and needs to be described. Obviously, whatever tasks the Owner's PM Support consultant provides, then SCF's CPM will provide others/differing tasks. Please describe your expectations with respect to this workflow.</p>

2. Current VNPCC Expansion Project Schedule:

Below is the current project schedule which supersedes any dates in the original RFP regarding project schedule.

VNPCC Exp - Project Schedule



Task Name	Duration	Start	Finish	% Complete	2022				2023				2024				2025				2026				2027				2028				2029								
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
1																																									
2	highlighted cells in this color indicate changes that have occurred during the past 3 days																																								
3	+ Valley PCC PROJECT	1756d	08/15/22	05/07/29	20%	Valley PCC PI																																			
4	+ RFP Period	102d	08/15/22	01/03/23	100%	RFP Period																																			
12	+ Program	124d	01/17/23	07/11/23	100%	Program																																			
27	Project pause - budgets and schedule refinements	43d	07/03/23	08/30/23	100%	Project pause - budgets and schedule refinements																																			
28	+ Project Support	316d	01/31/23	04/16/24	96%	Project Support																																			
60	+ Concept Design	73d	08/30/23	12/11/23	100%	Concept Design																																			
79	+ Cx - Concept Design (10%)	87d	11/18/23	03/15/24	71%	Cx - Concept Design (10%)																																			
93	+ Concept Design Review	25d	12/12/23	01/15/24	100%	Concept Design Review																																			
99	+ Cx Review - Concept	27d	02/18/24	03/25/24	15%	Cx Review - Concept																																			
103	+ Schematic Design (35%)	99d	01/12/24	05/29/24	100%	Schematic Design (35%)																																			
129	+ Cx - Schematic Design (35%)	91d	01/23/24	05/28/24	4%	Cx - Schematic Design (35%)																																			
146	+ Design Development (65%)	111d	05/31/24	11/04/24	4%	Design Development (65%)																																			
171	+ Pre-Qual RFQ	55d	11/05/24	01/20/25	0%	Pre-Qual RFQ																																			
178	+ Cx - Design Development (65%)	238d	02/02/24	12/31/24	0%	Cx - Design Development (65%)																																			
197	+ 95% Design	120d	11/11/24	04/28/25	0%	95% Design																																			
206	+ Cx - 95% Design	433d	02/02/24	09/30/25	0%	Cx - 95% Design																																			
225	+ Bid Documents (Construction Docs)	37d	04/28/25	06/18/25	0%	Bid Documents (Construction Docs)																																			
232	+ FF&E Phase	90d	11/05/24	03/10/25	0%	FF&E Phase																																			
238	+ Regulatory Phase	35d	06/19/25	08/06/25	0%	Regulatory Phase																																			
242	+ Bidding Phase (DBB)	56d	06/18/25	09/04/25	0%	Bidding Phase (DBB)																																			
250	+ Construction Phase	75w	10/03/25	03/11/27	0%	Construction Phase																																			
251	+ Remodel	60w	03/12/27	05/04/28	0%	Remodel																																			
252	+ Cx-Commissioning Phase	1372d	02/01/24	05/07/29	0%	Cx-Commiasic																																			
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