



March 9, 2021

Addendum No. 1

Jefferson School District

Request for Proposals for PreConstruction and Lease-Leaseback Services for Corral Hollow Elementary School

Answers to Questions received by March 5, 2021 deadline:

1. *What is anticipated DSA approval date?* May 1, 2021
2. *What is the estimated start date of construction?* Summer 2021.
3. *Does the District have a desired move-in date?* Mid-year of school year 2022 or beginning of 2023 school year.
4. *What is the anticipated duration of construction?* For planning purposes we have indicated 18-months, but we will work with the successful LLB entity to fine tune the schedule.
5. *Will the district consider sharing a copy of the DSA submittal?* Not at this time.
6. *What is the deadline for subcontractors to pre-qualify?* The deadline for subcontractor prequalification will remain open until a later to be determined date.
7. Questions related to Attachment 3 – Fee Schedule:
  - *Monthly Lease-leaseback fee: Is the intent of this item to cover Overhead & Profit, Bonds and Insurance for a \$36M project value and 18-month duration?* Yes, the LLB fee is to include OH&P, Bond & Insurance. Utilizing the Fee % you provide at the bottom of this form, indicate the monthly fee based on an 18-month duration.
  - *For purposes of scoring the fee Proposals, the monthly fee will be multiplied by 18 months to calculate the total fee for evaluation purposes and the total fee will be used to calculate the best value score: Is 18 months supposed to cover preconstruction and construction or just construction?* 18-months is for Construction. Preconstruction services will be calculated for 3-months.
  - *Monthly Lease-leaseback Fee as a Percentage of the GMP = : Monthly fee and % of GMP are contradictory, do you want the monthly fee from above extended by 18-months, or do you want a % based on \$36M?* Provide a percent based on \$36M.