

# **ADDENDUM NO. 1**

## **REQUEST FOR PROPOSAL (RFP)**

**For: Fire Station 1 – General Contractor  
Proposal Due: January 29, 2024**

**MORONGO  
BAND OF  
MISSION  
INDIANS**



**A SOVEREIGN NATION**

## **ADDENDUM NO. 1**

**December 27, 2023**

Notice is given to all firms/consultants/contractors that Addendum No.1 is hereby issued and shall be considered for all purposes regarding RFP-Fire Station 1- General Contractor. This addendum shall be made a part of the Request for Proposal documents. The following corrections and/or changes, for the referenced project, replace or supplement the previous information in the Request for Proposal Documents.

The firm/consultant/contractor is responsible for notifying his/her sub-consultants regarding items covered by the addendum.

Please acknowledge receipt of this addendum on Exhibit A – Receipt of Request for Proposal (RFP) and Addenda.

### **RESPONSE TO QUESTIONS:**

Q1) I want to be sure what you are looking for under 2. Contract Price and Fees. It does not specifically state that you are looking for a cost plus a fixed fee contract with a guaranteed maximum price. Is that your intent? It does not specifically state that the GMP will be the sum of items A-F. Is that your intent?

A1) [No. The intent is to have qualified Contractors review the Design and provide a Contract Proposal to build. This project is not GMP it is a hard bid.](#)

Q2) I am unclear on the proposed timing of cost development. Paragraph 1A on page 9 indicates that we are putting the project out to bid to the subtrades after a prime contract is awarded. The is contradictory to establishing a "Contract Price" prior to award per 2B on page 10. How do you see the cost development coming together?

A2) [Paragraph 1A on Page 9 is to be removed from the RFP- see attached updated RFP with strikeouts. Cost development should adhere to "typical" prime contract cost development process of estimating and determining costs associated with RFP.](#)

Q3) The Fire Alarm equipment list (sheet FA0.1) notes an FCI E3 Series Control Panel, which will limit the possible FA bidders on the project. Will other panel manufacturers of equal value be considered for this project?

A3) [Yes. Contactor to submit substitution request and forms. DLR GROUP and their consultants will review submittals regarding materials, finishes, mock-ups, and significant item shop drawings. Review and process shop drawings. Review and process requests for substitutions as submitted by the General Contractor and previously approved by the Client.](#)

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Q4) Is this a prevailing wage project?

A4) [No.](#)

Q5) Please provide the anticipated construction start date and duration for this project?

A5) [March 25<sup>th</sup>, 2024, is the anticipated construction start date and duration of 12 months.](#)

Q6) Item 6 on page 4 of the RFP states one bound copy and one electronic copy via USB of the submission but then states via email to [RFPResponse@morongo-nsn.gov](mailto:RFPResponse@morongo-nsn.gov). Please clarify If the submission is to be sent via email or hand delivered.

A6) [1 hard copy and 1 electronic copy \(USB Flash Drive or CD-ROM\) in a sealed envelope is to be hand delivered and 1 electronic copy is to be emailed:](#)

**Submittal Due Date:** It is mandatory that one hard copy and one electronic copy (USB Flash Drive or CD Rom) of the response to this RFP be provided in a **SEALED envelope no later than January 29<sup>th</sup>, 2024 at 3:00pm** and one electronic copy should be emailed to: [RFPResponse@morongo-nsn.gov](mailto:RFPResponse@morongo-nsn.gov). All responses must be submitted to:

**Morongo Band of Mission Indians  
Construction Services Department  
12700 Pumarra Road  
Banning, CA 92220  
Attn: Mr. Daniel McPherson**

Q7) Exhibit D list titled Needs for Morongo Fire Headquarters includes items that are not currently included on the Exhibit B Plan Set. Please clarify what the expected Contractor responsibility is to incorporate these item into the project.

A7) [Contractor to disregard Exhibit D. Exhibit D was part of the initial RFP for Design Firms. Contractor to provide bids based on plans and specs. Specs to be provided in addendum 2. See attached updated RFP with strikeouts.](#)

Q8) Exhibit D lists a Fire Facilities steel training tower floor plan as included in link to “Exhibit E.” No Exhibit E link was found in the RFP. Please clarify.

A8) [Fire Facilities Steel Training Tower struck from RFP- see attached updated RFP with strikeouts. No training tower in this project.](#)

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Q9) Item 6.A.xiv on page 9 of the RFP requests a Project proposal/budget be provided. Please clarify what is to be included in the Contractor's submitted budget proposal. Are we to budget the preconstruction work and the construction work as defined by the Exhibit B construction plan set?

A9) [Yes. The intention of the Project Proposal/budget is to provide a comprehensive proposal- that includes any preconstruction work, construction work, and closeout work as defined in the Exhibit B construction plan set.](#)

Q10) Item 6.A.xi on page 8 of the RFP requires an itemized fee proposal be submitted at hourly rates with an upper limit. Page 10 of the RFP states the contract will be awarded as a fixed fee contract that appears to include Preconstruction Services, General Conditions, Project Management, Trade Costs, Allowances, and Contingencies. Please clarify what fee proposal is to be submitted with our response to this RFP and what scope of work/services is to be included in the fee proposal.

A10) [Item 6.A.xi struck from RFP- see attached updated RFP with strikeouts. Cost development should adhere to "typical" prime contract cost development process of estimating and determining costs associated with RFP.](#)

Q11) Page 9 of the RFP item C.i through C.iii lists requirements that appear to already have been complete by the Design Team and Owner. Please clarify what the expectation is of the Contractor in regard to site selection, design and layout, and construction materials.

A11) [Page 9 of the RFP item C.i through C.iii struck from RFP- see attached updated RFP with strikeouts.](#)

### **CORRECTIONS AND/OR CHANGES:**

See attached updated RFP for sections that have been struck out.

### **[Attachments:]**

Morongo Fire Station 1 RFP\_GC Final 121223 (Updated 122723)