

**RFP NO. CCC-090**  
**REQUEST FOR QUALIFICATIONS AND PROPOSALS (“RFP”)**  
**CONSTRUCTION MANAGEMENT SERVICES FOR VARIOUS PROJECTS**  
**ADDENDUM NO. 1**

**1. Pre-Submittal Questions.** Responses to timely submitted Pre-Bid Questions are set forth below.

**1.1. Pre-Bid Question 1.**

Pre-Bid Question 1

Please provide the anticipated start date and projected duration for each project, including a clear indication as to whether any projects will be performed concurrently or sequentially. Kindly confirm whether the projects will be executed as separate stand-alone contracts or if there will be any overlap in their performance schedule.

Pre-Bid Question 1 Response. The following is the District’s current anticipated schedule for completing Design Documents for submittal to DSA, construction start date and the construction duration for each Project subject to the RFP (“Anticipated Schedule”). The Anticipated Schedule dates are provided for reference only. Submittal of a response to the RFP will be deemed the Respondent’s acknowledgement of the District right to vary the Anticipated Schedule dates and that the Respondent’s proposed pricing and personnel for the Projects will not be adjusted due to revisions to the Anticipated Schedule.

<b>Project</b>	<b>Anticipated Design Documents Submittal to DSA</b>	<b>Anticipated Construction Start Date</b>	<b>Anticipated Construction Duration</b>
MIS/Math Building Renovation	Winter 2028/2029	Summer 2029	24 months
Vocational Technology Building Renovation (Vo-Tech)	Spring 2026	Winter 2026/27	12 months
Abel Sykes Child Development Center Renovation (Building T)	Fall 2026	Spring 2026	12 months
New Urgent Care/Community Health Clinic	Winter 2026/2027	Summer 2027	18 months

**1.2. Pre-Bid Question 2**

Pre-Bid Question 2. Please advise whether any of the projects in question are subject to a Project Labor Agreement (PLA). If so, kindly identify which specific projects are governed by such an agreement and provide any relevant details pertaining to their compliance obligations.

Pre-Bid Question 2 Response.

The District is a party to the Community Benefits Agreement between Compton Community College District and Los Angeles and Orange Counties Building and Construction Trades Council (“CBA”). The District will determine application of the CBA to the Projects on a Project-by-Project basis. If the CBA will be applicable to a Project, the CM responsibilities relating to the CBA are outlined in Section 4.2 of the Agreement for Construction Management Services. The CBA may be reviewed at: [Compton CCD Community Benefits Agreement with the Los Angeles and Orange Counties Building and Construction Trades Council](#).

**1.3. Pre-Bid Question 3**

Pre-Bid Question 3. RFP section 4.4.7. requires certificates of insurance to be submitted at time of proposal submission while section 7.1.5. requires the insurance certificates before

commencing performance. Which one is more accurate? Is it possible at all to stick to section 7.1.5 which requires insurance before commencement of work but not at time of proposal submission? It is really burdensome to change our policy every time we submit a proposal and we would greatly appreciate your consideration to stick to 7.1.5. We will be ready to submit certificates of insurance before commencement of work or we can do it earlier which is before contract signature if we get selected.

Pre-Bid Question 3 Response. The reference to “section 7.1.5” is understood to be a reference to Section 7.1.5 of the form of Agreement for Construction Management Services, incorporated into the RFP as Attachment 1. The requirement for submittal of certificates of insurance under Section 4.4.7 of the RFP is for purpose of confirming the Respondent’s compliance with Section 7.1.5 of the Agreement for Construction Management Services. Respondents’ certificates of insurance must be included in the RFP Response.

There is a discrepancy between Section 4.4.7 of the RFP and Section 7.1.4 of the Agreement for Construction Management Services regarding the minimum coverage limits for Respondents Commercial General Liability policy of insurance. The minimum coverage limit for Respondents’ Commercial General Liability policy of insurance is Two Million Dollars (\$2,000,000) per occurrence and Four Million Dollars (\$4,000,000) in the aggregate.

#### **1.4. Pre-Bid Question 4**

Pre-Bid Question 4. Can you please clarify how many firms will be selected for this solicitation? (i.e. 1 firm for all projects, 1 firm for each of the 4 projects, or Multiple firms selected for all projects)

Pre-Bid Question 4 Response. The District intends to select a single firm to provide construction management services for the four (4) projects subject to the RFP. The District, does, however, reserve the right to award more than one Agreement for Construction Management Services for any combination of the four (4) projects determined by the District.

#### **1.5. Pre-Bid Question 5**

Pre-Bid Question 5. Section 1.8 of the Agreement outlines a broad standard of care and states that the CM is liable to the District for “all losses, costs, expenses, damages or other liabilities” arising from a failure to meet this standard. We are seeking clarification on the specific types of losses and liabilities this language is intended to cover, particularly as it relates to indirect or consequential damages. Given the potentially expansive interpretation of this clause, would the District consider revising the language in Section 1.8 to more clearly define the scope of CM liability and align it with industry norms for construction management services? We respectfully suggest clarifying that the CM is responsible for direct losses resulting from negligence, and that liability will not extend to issues beyond the CM’s control or professional role.

Pre-Bid Question 5 Response. Requests for revisions to terms of the Agreement are to be incorporated into the form of Proposal submitted with the RFP Response. Specific requirements for requesting revisions to the Agreement for Construction Management Services are set forth in Section 4.4.4.8 of the RFP.

#### **1.6. Pre-Bid Question 6**

Pre-Bid Question 6. We have reviewed Sections 2.4 and 2.5 of the Draft Agreement for Construction Management Services, which outline extensive requirements for Value Engineering and Constructability Review. These sections appear to assign a high degree of responsibility and potential liability to the Construction Manager for reviewing and validating architectural design, constructability, and cost control—functions that may typically fall within the purview of the design team or require a more collaborative approach. Would the District be

open to modifying the Agreement language to clarify that the Construction Manager's role in Design, Value Engineering, and Constructability Review is advisory in nature and limited to non-licensed observations and recommendations?

Pre-Bid Question 6 Response. Requests for revisions to terms of the Agreement are to be incorporated into the form of Proposal submitted with the RFP Response. Specific requirements for requesting revisions to the Agreement for Construction Management Services are set forth in Section 4.4.4.8 of the RFP.

**1.7. Pre-Bid Question 7**

Pre-Bid Question 7. If a firm is selected through this procurement to provide construction management services, would that firm be precluded from participating in any future solicitations the District may issue for program management services?

Pre-Bid Question 7 Response. The Respondent awarded the Agreement for Construction Management Services will be permitted to respond to other District requests for construction, project or program management services.

**1.8. Pre-Bid Question 8**

Pre-Bid Question 8. Can we recreate the Statement of Qualifications form to accommodate additional examples of prior experience?

Pre-Bid Question 8 Response. Revisions or "recreations" of the Statement of Qualifications issued by the District are not permitted. RFP Responses must be submitted with the completed and executed form of Statement of Qualifications issued by the District. In addition to Projects described in the Respondent's response to Section 2 of the Statement of Qualifications, additional details of Respondents' experience can be described in Tab 2 (Relevant Experience) of the RFP Response.

**1.9. Pre-Bid Question 9**

Pre-Bid Question 9. Does the District have a preferred number of prior experience examples you would like to see included on the Statement of Qualifications form?

Pre-Bid Question 9 Response. The response to this Pre-Bid Question is with reference to Section 2 (Prior Experience) of the Statement of Qualifications. No, Respondents are each responsible for determining how many Projects to describe in response to Section 2 of the Statement of Qualifications.

**1.10. Pre-Bid Question 10**

Pre-Bid Question 10. Can you provide a preliminary project schedule or timeline for each of the four projects described in the RFP?

Pre-Bid Question 10 Response. See Pre-Bid Question 1 Response.

**1.11. Pre-Bid Question 11**

Pre-Bid Question 11. Will the projects described in the RFP run concurrently?

Pre-Bid Question 11 Response. See Pre-Bid Question 1 Response

**1.12. Pre-Bid Question 12**

Pre-Bid Question 12. What delivery methods do you anticipate using for each of the four projects?

Pre-Bid Question 12 Response. The District anticipates the Projects will be constructed by a general contractor project delivery approach. The Respondent awarded the Agreement for

Construction Management Services will, however, be required to complete obligations under Section 2.9 of the Agreement for Construction Management Services relating to recommendations for bidding and construction strategies.

**1.13. Pre-Bid Question 13**

Pre-Bid Question 13. Can we modify or expand the positions/titles currently listed in the Proposal form (Attachment 3)?

Pre-Bid Question 13 Response. Yes, for any additional propose positions/titles, provide an attachment to the Proposal with a description of the duties/responsibilities for each added position/title.

**1.14. Pre-Bid Question 14**

Pre-Bid Question 14. Can we recreate the Proposal form to accommodate additional or revised positions/titles?

Pre-Bid Question 14 Response. Note on the form of the Proposal that the Respondent proposes additional personnel/positions/titles. Include an attachment to the Proposal with a description of the duties/responsibilities for each additional personnel/position/title

**1.15. Pre-Bid Question 15**

Pre-Bid Question 15. Please confirm that it is acceptable to propose the same team members for multiple projects, as opposed to proposing a unique team for each project.

Pre-Bid Question 15 Response. Each Respondent is responsible for proposing staff necessary to fully and timely complete the Basic Services described in the Agreement for Construction Management Service for all four (4) Projects subject to the RFP. Respondents' proposed staffing will be evaluated for experience, knowledge, and sufficiency to complete Basic Services.

**2. Amendment to RFP Section 4.4.7; Commercial General Liability Insurance.** The minimum coverage limits for Respondents' Commercial General Liability Insurance described in the table incorporated into Section 4.4.7 of the RFP is amended are amended to: Two Million Dollars (\$2,000,000) per occurrence and Four Million Dollars (\$4,000,000) in the aggregate.

**3. Clarification of Title of RFP.** All references to "Combined Projects" in the title of the RFP are revised and modified to "Various Projects."

**[END OF ADDENDUM NO. 1]**

June 12, 2025  
Compton Community College District