



To: Prospective Bidders

Date: April 7, 2025

RE: Addendum No. 4

Progressive Design-Build for ANPCC I, II, III Roof Renovations

RFP SCF25-1150

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated March 7, 2025. 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 two (2) pages.

Responses to bidder questions below

1. *Corrected link for more information on Progressive-Design Build (PDB) delivery method, Section 2 General Information, page 5:*

Updated link: <https://staging.dbia.org/wp-content/uploads/2018/05/Primer-Progressive-Design-Build.pdf>

2. *Under Section E in Exhibit B, the table includes a section for staff hourly rates followed by a second section for Estimated Reimbursable Description Totals. Is this just a summary of the total hours and estimated total cost for each design phase (35%, 65%, 95% and 100%) as shown in the snapshot below?*

Estimated Reimbursable Description	Qty	Total Cost
35% Design	TOTAL HOURS FOR THE PDB TEAM AT 35%	\$ NTE COST FOR 35%
65% Design	TOTAL HOURS FOR THE PDB TEAM AT 65%	\$ NTE COST FOR 65%
95% Design	TOTAL HOURS FOR THE PDB TEAM AT 95%	\$ NTE COST FOR 95%
100% Design	TOTAL HOURS FOR THE PDB TEAM AT 100%	\$ NTE COST FOR 100%

No. The second section shown above is for reimbursables.

3. *The Phase 1 Scope of Work in Exhibit A says we are to provide design development services at 10%. Please clarify what deliverables SCF anticipates for the 10% design stage.*

See pg. 21 of 34. Provide Narrative (outline), Drawings and cost estimate of project that includes results and proposed courses of actions taking into account all initial assessments, audits, testing, and reports at 10%. SCF expects successful proposer to collaborate on other items needed at 10%.

4. *Is there a potential interior space already identified for the new interior boiler room? If there isn't, it is not practical to put a realistic design price to this element. Would it be acceptable to provide a design allowance number for this element and refine the price when a design solution is identified?*

During the Mandatory Site Visit we toured a space next to the existing PCC III boiler room. Both the existing PCC III boiler room and the space adjacent are within the PCC I footprint. The PDB will evaluate and propose the best option for PCC I boiler room.

5. *Who is doing the Enhanced Re-commissioning of all the HVAC systems during Phase 2? From the Summary Matrix of Cost Allocation tables, it would appear the owner will hire the commissioning agent. Is this correct?*

Yes. Progressive Design Builder will correct issues.

6. *What is intended by the requirement for "Holistically verify building pressures" both pre and post construction? Is the building pressure from inside to outside the issue? Or are there pressure differences between the facilities that are an issue? What is the problem that is expected to be solved by this request?*

Both. The goal is to protect our new roofs and existing buildings while maximizing equipment efficiency. The three buildings should work together as one after alteration of building envelope. PDB to work closely with SCF commissioning agent.