

Inglewood



California

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August 11, 2010

Re: RFP-0048 - Plan Check Services for Hollywood Park Casino Renovations and Associated Improvements Project

Revised Submittal Date for RFP-0048: August 19, 2010 at 3pm

ADDENDUM "1"

To Whom It May Concern:

Please be advised of the following changes to RFP-0048

- A. The following shall become part of the Scope of Work and Requirements and shall supersede any conflicting provisions of the original RFP:
1. The written contents of RFP-0048 including addenda shall supersede any verbal communications during the job walk of July 28, 2010.
 2. Preliminary design progress plans for the overall casino project as well as the optional early phase interior improvements sub project are added to the City's website as reference materials only for this RFP. It is important to note that the plans are preliminary and incomplete and do not reflect the full scope of the project. All project information provided in the RFP shall collectively define the general scope of the project for plan check purposes.
 3. Provide a fixed fee for plan check services for the full scope of work for the Casino Renovation and Associated Improvements. Also provide a deductive price alternate for the City to self perform the plan check of a portion of the project described as the "early phase" on page 17 of the RFP, and further clarified in this Addendum as the "Partial Interior Renovation".
 4. The Fixed Price proposal shall include a detail cost breakdown and a hourly rate schedule. Provide a cost breakdown for the following tasks: early phase interior renovation, Casino main building (including porte cochere, studio wall, entry monument, central plant and equipment yards), new parking structure, and site work. Under each task, list all plan check disciplines separately (Architectural/Structural, Mechanical, Electrical, Plumbing and Grading) and provide a cost estimate including the number of estimated work hours and applicable hourly rates. This cost breakdown is for reference only; the actual work hours shall not change the fixed price.

5. Reference RFP page 17, under 8. Time Schedule to provide plan check services, delete the subsequent paragraph: “Plan check review is anticipated to begin.....by the City”, insert the following replacement: “Initial plan check submittal for the early phase of partial interior renovation is tentatively scheduled on Jan 15, 2011; initial plan check submittal for the remaining full casino project is tentatively scheduled between July 1, 2011 and Jan 2, 2012. The above are tentative dates only and are subject to change. The proposed fee for the plan check services shall be fixed for a two year service period from the execution of a City’s contract.”
6. The estimated construction value of the full casino project is approximately \$30 million, including approximately \$3 million as construction value for the optional early phase interior improvements sub project.
7. Reference RFP page 27, item 4 Parking Structure. Add the following, “4 b. Notwithstanding the above sections, the new parking structure shall include all new construction associated with a complete facility, including but not limited to architectural work, structural and foundation work, mechanical, electrical, fire life safety work, elevators, and site work.”
8. Reference RFP page 29, Exhibit 5, Plan Check Services to be provided by Other Plan Check Consultant. Delete the following from the list: “Entry monument at new Casino Access Road on Century Blvd.”.
9. Reference RFP page 26 through 28, Exhibit 4, Clarification on Scope of Plan Check Review for Renovation Project. Replace the entire content with the attached revisions, Exhibit 4 - 3 pages total.

B. The following are questions from proposers and responses from the City.

1. (Question): Will any plans be available on or through the City website? This was discussed at the meeting and is indicted on page 19 of the RFP (1. Selection Process).

(Response): Preliminary design progress plans has been provided at City’s website for reference only. See section A above.

2. (Question): Limits of Site Work – On the plans that were reviewed at the meeting, I thought I saw that the limits of the site work did not include the Employee Parking (easterly parking area). The Exhibit 2 in RFP shows a property line symbol (actually it’s called “line of project scope”) around and including the Employee Parking. Is the Employee Parking part of the Scope of Work or not?

(Response): We believe that the line you saw on the plan during the job walk was a parcel line which is part of the project site, not the limit of work. The employee parking lot, forecourt, and the casino parking structure shall be included in the scope of work.

3. (Question): Will there be any further clarifications of the Phase I and Phase II descriptions and scopes that would help us understand the work described on RFP pages 13 & 14?

(Response): See section A above and reference plans provided at City’s website.

4. (Question): During the Job Walk, we all stopped outside of the elevated southerly entrance and discussed possible retaining walls and access to the new entrance from the parking garage.

- a. I understood from the meeting that the plan review would use site and grading plans that would be at “rough grade” elevations. Rough grade would imply that all retaining walls have been provided on the rough grade plans and the rough grade grading plans would have been reviewed by another consultant. (See RFP page 29). Is this correct that we would not need to include the plan review of retaining walls in our scope? (I would understand that some minor 3’-4’ high retaining walls may show up on the site or landscape plans).

(Response): The retaining wall design and method of construction and grading have not been determined yet. Preliminary plans showing the tentative locations of retaining walls are provided on the City’s website for reference only. The retaining wall and the associated plan check shall be included as the scope of work under this RFP. See section A above.

- b. (Question): RFP Exhibit 2 Site Plan seems to show that disabled access is achieved via a path of travel at grade for all three parking areas to the entrance. This would not require an elevator. I recall hearing that the path of travel was going to be from the second level of the parking garage via an elevator. No elevator is listed in the RFP page 27 for the New Parking Garage. Any comments?

(Response): The new 3 level parking structure will include two elevators serving each of the parking level. See section A above.

5. (Question): The RFP mentions the submittal of a detailed cost breakdown (page 11 for instance). Is there a format or level of detail that you’re interested in? Can I simply specify the individual scope of work items with a single, total lump sum price for all work? Or do you want an itemization with individual lump sum amounts?

(Response): Provide a cost breakdown for reference only per section A above.

6. (Question): RFP pg. 17 indicates that the plan review is anticipated to begin September 2010. The project now will be in two phases. During the meeting I understood that Phase Two would be a complete submittal of the Casino and Parking Garage and Site Work Now. What will be the anticipated submittal dates for each phase?

(Response): See revised time schedule described in section A above.

Please submit your price proposal accordingly.

Please acknowledge receipt of this addendum with a signed copy of the addendum with the quote submittal. Failure to do so will result in an invalid proposal. If you have any questions, please contact me at (310) 412-5294.

Authorized Signature

Sincerely,

Mandhir Singh
Senior Plan Check Engineer
City Of Inglewood