

**Joliet Junior College
Request for Qualifications
Architectural and Engineering Services for Construction of
New Multipurpose Facility Main Campus and Romeoville Campus Expansion**

ADDENDUM #2

DATE: October 18, 2013

Each firm's letter of interest should be emailed to the attention of Janice Reedus, Director of Business & Auxiliary Services at jreedus@jjc.edu or faxed to 815-280-6631 on or before Wednesday, October 23, 2013. All other documents are due as schedule on October 25, 2013 at 2:00 p.m. CST.

The following questions were submitted on or before the required deadline:

1. **A. Construction Management.** I understand that, as it reads, the college "may" require the proposer to provide "Construction Management (CM)" services. But these services are a very large undertaking and would require most A/E firms to partner with a CM, such as Gilbane. As you remember, in 2008, the college went through an extensive proposal and interview process to select Gilbane as its CM, and this process was totally separated from the A/E selection process.

So I would just like to know why the inclusion of CM services for this A/E scope of work is not more definitive. It is a very important and detailed scope of services (much different than A/E services), and one for which we would have to include a CM partner. If CM services are indeed intended to be included in this A/E scope of work, do you expect us to include our CM partner's quals in our submission, or will these quals be requested at some other time?

The A/E will not be providing Construction Management Services they may be providing Construction Administration Services (i.e. construction observations, submittal reviews, pay application reviews, etc.). A member of the A/E may be required to be on site full time. At this time the college has not determined the construction delivery method, at this time we have not further direction.

2. **B. Minority Participation.** You have included the CDB 255 Form for us to complete as part of our submission. It is a normal practice for institutions to use this form for QBS submissions even when there is no state funding or CDB involvement, so this is something we are accustomed to providing. However, the 255 Form includes a portion to identify MBE/FBE consultants as part of team. For a state-funded, CDB project, a minority participation "goal" is always identified by either the CDB or the institution indicating a percentage for MBE/FBE involvement. Since this is not a state-funded project, the CDB is not involved to suggest such a goal, nor is one required by any other entity. So the question is: Does JJC have an MBE/FBE goal for this submission?

Both of the above items are critical to have answered as they affect the makeup of the team that we will be including in our submission. When confirmed, we will have to confirm these partners, assemble their quals along with ours, and package them into a quality submission.

As you can imagine, this all is very time consuming, and it would be great if we didn't have to wait until Oct. 18th, when the written response to the questions is due to be published.

Joliet Junior College does not have a MBE/FBE requirement, but we do encourage participation.

3. Please confirm whether the A/E needs to provide the “Construction Management” services described in Paragraph IV (Scope of Services), Item No. 4. **See response to question #1**
4. Is it Joliet Junior College’s intent to select one A/E for both the New Multipurpose Facility and the Romeoville Campus Expansion? **Yes**
5. Does Joliet Junior College have a target for Minority and Women Owned Business participation for this project? **See question #2**
6. In the “Proposal Request” section on page 1 of the RFQ, it indicates JJC is “soliciting proposals from developers” for the project and in Paragraph IV (Scope of Services), Item No. 1, there is language regarding “financing” requirements. Can you clarify whether typical “developer” services are required as part of this RFQ? **Refer to addendum #1**
7. Can you please tell us is this is a “Developer-lead” or “Architect-lead” project? **Refer to addendum #1**
8. We believe that this QBS is for A&E services only but sentences that refer to developer, construction; financing and CM services make it sound like the response should be coming from a design-build entity. Can you please clarify? **Refer to addendum #1**
9. Are there any M/W/DBE requirements for this response? **See question #2**
10. In the first paragraph of the RFQ, it mentions that JJC "is soliciting proposals from developers..." is JJC's intent to have a private developer lead a Design Build Team for a turnkey project? OR should the word developer be stricken and say "from qualified architectural firms"? **Refer to addendum #1**
11. Can JJC provide any additional information regarding the scope and anticipated budgets of each project? **The budget for both projects is \$45 million, all in. The college anticipates \$33 million for the Multipurpose Facility and \$12 million for the Romeoville Expansion.**
12. This is qualifications based, *not* fee based, correct? **Yes**
13. Please clarify whether you are expecting qualifications packages directly from architects who you will hire directly or are you expecting architects to include their qualifications packages within qualifications packages you will be receiving only from “developers” as mentioned in the first line of your Request for Qualifications. **Refer to addendum #1**
14. Will we be able to see your answers to all questions asked? **Refer to addendums #1 and #2.**

15. Is it the intention of the College to award both the New Multipurpose Facility on the Main Campus and the Romeoville Expansion to one A/E Team or is there the potential that there will be different A/E Teams selected for each project? [See question #4](#)
16. Can an A/E Team submit on only one of the two projects or do you have to submit on both? **Both**
17. Is there a minority requirement for this project? Do we have to have a certain percentage of minority firms on our team? [See question #2](#)
18. Can you please verify/clarify if you are soliciting a design/build team proposal? We would be happy to assemble a team and submit, but I have also requested Architectural colleagues to review the RFQ and they are uncertain as to exactly what the request consists of. [Refer to addendum #1](#)
19. We reviewed the addendum dated 10/3/2013 which omits two items from the Scope of Services. Is JJC still looking for proposals from developers? Or is JJC now looking for proposals from architecture/engineering firms? [Refer to addendum #1](#)
20. In reference to the addendum posted 10/03/2013 in addition to the RFQ, there is no requirement for developer involvement in your project, correct? [Refer to addendum #1](#)
21. JJC is requesting the use of CDB's 255 form; is the IL CDB directly involved in this project? If so, can you provide what the role of the CDB is in the project? **CDB is not involved; JJC's requirement is that the A/E be CDB qualified.**
22. Typically, when a project is run by the IL CDB, the 255 form is required to be submitted without pictures of past projects and without any additional qualification documentation. Is JJC allowing A/E proposals to include pictures and qualification documentation beyond the Standard 255 Form? **The A/E should submit what they believe will provide sufficient project related experience.**
23. On the cover page under Proposal Request, are you looking for developers (as stated) or Architect/Engineers for the construction or design? [Refer to addendum #1](#)
24. Under the Primary Objectives Section III, item 1 – Am I to assume that the CM/PM is Gilbane? **No, a decision as not been made as to the selection of a CM firm.**
25. Under the Scope of Services Section IV, item 4 – Will you allow a proposer to also provide Construction Manager Services for both projects? **JJC has not yet determined the construction delivery method.**
26. General Questions on the use of CDB Form 255, - Do we have to fill in the CDB Bulletin/Project numbers (I assume your answer will be no – just had to ask) and, if you are

going to allow proposers to manage the construction, can we use an attachment to list our proposed construction team personnel by category (point 5). In addition, for point 8, Relevant Project Experience, CDB only allows up to 8 projects for the prime and 4 projects for each consultant. Since there are two separate and distinct projects covered by this RFQ, can we double the number of project experiences? **Provide qualifications as related to A/E services only. JJC has not yet determined the construction delivery method.**

27. What are the anticipated areas of the new facility and the expansion? **The Multipurpose Facility will be constructed at Main Campus, 1215 Houbolt Road, Joliet IL, and the Romeoville expansion will be constructed at 1125 West Romeo Road (West 135th Street) Romeoville, IL.**
28. What is the anticipated design and construction budget? **The combined budget for both projects is not to exceed \$45 million.**
29. Is there an anticipated need for Audio-visual systems? **Yes, the needs would be determined in the Programming phase.**
30. Is there an anticipated need for theatrical lighting, orchestra pit, and stage equipment? **No, potentially stage equipment for commencement ceremonies.**
31. Does the Owner provide the property survey? **Yes**
32. Does the Owner provide geotechnical soil borings and soils report **Yes**
33. I am inquiring regarding the bid: JOLIET JR COLLEGE MULTIPURPOSE FACILITY & ROMEOVILLE CAMPUS and checking to see if there will be laundry equipment included? If so, are there specs or drawings yet? **Equipment will be needed, Scope will be defined in Programming phase.**
34. Keeping mind that the Prime must be prequalified with the CDB, is JJC seeking an architecture/engineering firm that also provides development/financing services? The first sentence of JJC's QBS states that the college is soliciting proposals from developers. If a developer must be the Prime, are these developers expected to be prequalified with the CDB? Or can a prequalified architecture/engineering firm JV with a developer? **Refer to addendum #1**
35. Is there any legal work in the RFP that was recently issued for Architectural/Engineering Services for Construction of New Multipurpose Facility on Main Campus and Romeoville Campus Expansion (QBS Number: R13009)? Our Firm received the RFP and we want to find out if there is something for us to respond. **No, JJC has its own legal counsel.**
36. The first sentence asks for proposals from developers for the construction of the projects and section 3 Primary Objectives asks for architecture and engineering services. Are you looking

for all these things? Could we get clarification on the services desired? [Refer to addendum #1](#)

37. Section 3.) 1.) Design: asks for the proposer to provide services to JJC's CM/PM. Can you tell us who the CM/PM is? [JJC has not determined the construction delivery method at this time.](#)
38. Section 4.) 1.) Financing asks seems to be asking the proposer to help bring funding to the project. Is this the case? [Refer to addendum #1](#)
39. Can you provide more information on the scope of each part of the project? [Exact scope is not yet determined and will be determined through the programming phase of the project.](#)
40. Is there a MBE/WBE/DBE sub-consultant required participation goal? [See question #2](#)
41. It is unclear whether the College needs assistance with financing or if monies (\$45 million) have already been procured for the various projects. [Refer to addendum #1](#)
42. Line Item 4. Construction Management
- Under Section III Primary Objectives, line item 1 Design, it states that the successful proposer will provide JJC's CM/PM with.....However, under line item 4, Construction Management, it states the successful proposer may be asked to provide a PM plan that includes..... I just want to confirm if JJC has their own CM/PM (as stated in Primary Objectives) or if the successful proposer will be providing one of their own? [See question #1](#)
 - Is there already a CM on board? **No**
43. Does Joliet Junior College have any diversity supplier goals? If so, can you please elaborate and provide percentages, if applicable? [See question #2](#)
44. Is there a need for landscape architecture, natural resource/environmental firms to submit? If so, can you please explain in what capacity? [No these responsibilities will fall under the A/E firm selected.](#)

Please acknowledge receipt of this addendum by faxing or emailing to jreedus@jjc.edu
Include your name, title and company name in your acknowledgement email. Failure to do so
could result in disqualification of your proposal.

Additional information regarding this proposal can be found at: www.jjc.edu/info/purchasing

Issued by:



Janice Reedus
Director of Business & Auxiliary Services
Joliet Junior College
Phone: 815.280.6640
Fax: 815.280.6631

I acknowledge receipt of Addendum 2

Signature

Company Name