



State of Utah

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Department of Administrative Services

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Division of Facilities Construction and Management

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Interim Director

## Addendum No. 1

Date: April 29, 2015

To: Contractors

From: Taylor Maxfield – Project Manager, DFCM

Reference: Westpointe Career and Technical Education Center  
Salt Lake Community College  
DFCM Project No. 15106660

Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	2 pages
	CM/GC Fee Schedule	3 pages
	Revised Scoring Criteria	1 page
	Survey Exhibit	1 page
	<hr/> Total	<hr/> 7 pages

**Note:** *This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.*

**1.1 SCHEDULE:** Additional schedule information, see dates: Completion of Preconstruction Services anticipated Spring of 2016, Anticipated Legislative Funding July 2016, Expected substantial completion/occupancy Spring 2018.

**1.2 GENERAL ITEMS:**

**1.2.1** Please see the attached CM/GC Fee Schedule dated July 16, 2015.  
\*\* Cost will no longer be part of the selection scoring criteria.

**1.2.2** Revised Scoring Criteria (see attached document).

**1.2.3** Management Plan and Statement of Qualification Submittal has been limited to **45 pages maximum**.

**1.2.4** Bid Bond is no longer required.

**1.2.5** Per the new CM/GC policy Contingency will now be 1% of the FLCC instead of 2%.

**1.2.6** Survey Exhibit with probable site location identified in red (see attached document).

16-Jul-15

CM/GC Fee Schedule

Project FLCC maximum:	A Pre-const. Fee	B Construction Management Fee % of FLCC	C Cost of Staff Fee % of FLCC	D Basic General Conditions % of FLCC	E Total Fee B-D % of FLCC	F Self performed work%
\$1,000,000	\$10,000	10.0%	6.5%	6.0%	22.50%	7.0%
\$2,500,000	\$12,500	8.0%	6.0%	4.5%	18.50%	7.0%
\$5,000,000	\$25,000	5.0%	5.0%	3.0%	13.00%	7.0%
\$10,000,000	\$40,000	3.5%	4.0%	1.5%	9.00%	7.0%
\$20,000,000	\$70,000	3.0%	4.0%	1.5%	8.50%	7.0%
\$30,000,000	\$90,000	2.9%	3.5%	1.5%	7.90%	7.0%
\$50,000,000	\$125,000	2.8%	3.5%	1.5%	7.80%	7.0%
\$75,000,000	\$187,500	2.8%	3.0%	1.5%	7.25%	7.0%
\$100,000,000	\$250,000	2.7%	3.0%	1.5%	7.20%	7.0%
\$150,000,000	\$300,000	2.6%	3.0%	1.5%	7.10%	7.0%

\*\*\*Management Fee, Staff Fee and Basic General Conditions could increase on Projects under \$10,000,000 due to complexity and schedule duration\*\*\*

Each CM/GC is eligible to earn a Customer Satisfaction Incentive (CSI). The eligible incentive is established by DFCM holding at risk 20% of the Management Fee with a maximum cap of \$100,000. The at risk portion of the fee is then increased up to \$100,000 as defined here in.

Example:

Determining the Fee: FLCC of \$15,000,000 x 3.0% = \$450,000

Determining the maximum CSI: \$450,000 x 20% = \$90,000 held at risk and increased by a maximum of \$90,000 for a total maximum possible CSI of \$180,000

Each period the DFCM will evaluate the performance of the CM/GC based on the evaluation criteria. DFCM reserves the right to request any additional information required to complete this evaluation. Each period the CM/GC and the DFCM Management will meet to determine the amount of the CSI earned. After this meeting the DFCM will tabulate the period score to determine the amount of incentive earned for that period. After the CSI is determined for the period the CM/GC may immediately bill for the incentive earned in the period

Example:

\$180,000 Eligible Incentive divided by five periods = \$36,000 per period

Evaluation Criteria:

Budget/Change Management (20 points)

Schedule Management (20 points)

Preconstruction/ Quality Management (20 points)

Responsiveness and Collaboration (20 points)  
Procurement/ Safety and Site Management (20 points)  
Total Points Possible 100

Period CSI Payment Determination:

At Risk Portion of CSI: a score of 80% or higher will receive 100% of the at risk portion, scores below 80% will lose the at risk portion for that period

Incentive Portion of CSI:

Scores from 80-100 % will earn an equal % of the Period Incentive (85% score = 85% incentive)

Scores below 80% will not earn any incentive for that that period

Re-earning of lost CSI: The CM/GC may "re-earn" a lost payment for the duration of one period following the previous period's loss of CSI. This is demonstrated by an increase in performance evaluation score from the previous month. The amount of fee "re-earned" will be equal to the difference of the fee earned this period and the fee earned the previous period.

#### Basic General Conditions

Office Trailer  
Storage Trailer  
Conex/Van Storage 20'  
Project Sign  
Mobilization/ Demobilization  
Security Equipment or Video Monitoring (Basic Security)  
Telephone Service per line  
Cell Phones per Person  
DSL Line  
BIM 360 (iPads, equipment)  
BIM 360 (Software, fees, ets)  
Computer/Software/Network/Email/License/Server/Maintenance  
Copier/Fax/Scanner  
Office Furnishings  
Office Supplies  
Primavera Schedule Software  
Prolog Manager Software  
Project Collaboration Software Website (Unifier,etc.)  
Chemical Toilets  
Banners  
Water Cooler & Water  
Water/Thermos/Ice/Cups  
Jobsite Radio Communications  
Progress Clean-Up  
Safety Training  
Safety Awards

Safety & Productivity Incentives  
First Aid/Safety Supply  
Bulletin Board & Safety Signs/all Safety Supplies  
Drug Testing  
PPE (personal safety equipment)  
Fire Extinguishers  
Small Tools  
Pick-Up Truck  
Pick-up/Equip Gas, Oil, & Repairs  
Submittals Expressage/Shipping  
Progress Photos  
As-Built Drawings & O&M manuals  
Electronic Contract Document Storage  
Punchlist Administration  
LEED Management

Preconstruction services to include three bid packages. A fee of \$10,000 will be added for each additional bid package above the three included bid packages

**WESTPOINTE CAREER AND TECHNICAL EDUCATION CENTER  
REVISED SCORING CRITERIA PER ADDENDUM NO. 1 DATED JULY 29, 2015**

**DFCM Past Performance Rating. 50 Points.** Each construction firm will be given a past performance rating. The rating will be based first on how well the firm did on past projects with DFCM within the last five years. If a minimum of three DFCM past performance ratings are not available, a rating will be established using any DFCM past performance ratings that are available, supplemented by non-DFCM owner references supplied by the contractor at the time the proposals are submitted. This score will be mathematically generated with the criteria points being determined by factoring the points available by the average performance percentage of the firm.

**Strength of Contractor's Team.**

- 10 Points. Project Specific Team Experience:** show the experience of the project team in relation to specific successfully completed projects.
- 10 Points. Team Member Availability:** show the availability of the team, as a percentage of their work time, considering current project assignments and their commitment to these projects.
- 10 Points. Project Manager Experience:** show the experience of past relevant projects. Consider availability, other current projects and percent of commitment, years of experience and years of experience with current company.
- 15 Points. Superintendent Experience:** show the experience of past relevant projects, availability, years of experience and years of experience with current company.
- 10 Points. Project Engineer Experience:** show the experience on relevant past projects, roles, availability, current assignments and percent of commitment.
- 10 Points. Project Estimator Experience:** show the experience on relevant past projects, roles, availability, current assignments and percent of commitment.

**Project Management Approach.**

- 15 Points. Estimating Experience:** demonstrate experience in preconstruction estimating on projects with similar scope and delivery method. **Describe the Firms Conceptual estimating methodology, not just the bidding process.**
- 10 Points. Cost Control Plan:** show how the team will approach managing and controlling project costs, including bid packages and change requests.
- 10 Points. Project collaboration and communication plan:** Show how the CMGC will collaborate & communicate the cost model & constructability issues during design development.
- 5 Points. Risk Identification and Mitigation Plan:** provide detail list of risks and a mitigation plan for each of the identified risks.
- 15 Points. Value Added Ideas:** provide added value ideas.
- 10 Points. BIM Use and Experience:** Show how BIM will be used and how it will benefit the project and demonstrate the team experience with the use of BIM on past successful projects.

**TOTAL POSSIBLE POINTS: 180 POINTS**

\*\* Points will be totaled and the highest point total will determine the best value to the state\*\*



New building  
likely location

N 107th St

2200 WEST STREET

N 22nd St

1120 NORTH STREET

FLYER WAY (2120 WEST STREET)

FLYER WAY

INTERSTATE 215

INTERSTATE 215

Belt Route

Belt Route

Belt Route

LOT 10

LOT 11

LOT 9

LOT 8

LOT 7

LOT 4

LOT 12

PARCEL 2

PARCEL 1

PARCEL 3

100,000 sq. ft.

100,000 sq. ft.