



**College of the Redwoods  
Request for Proposals for  
Project & Construction Management Services  
for the Del Norte Healthcare Training  
Center Project**

**Addendum 2**

Pursuant to Government Code 4529.10, College of the Redwoods (the “College”) invites proposals from firms to provide Project and Construction Management services to the College for the Del Norte Healthcare Training Center Project.

This Addendum updates the Request for Proposals for Project & Construction Management Services for the Del Norte Healthcare Training Center, as stated in the attached spreadsheet on the next page.

Questions regarding this RFP may be directed to Leslie Marshall, Director of Facilities and Planning at: [Leslie-Marshall@redwoods.edu](mailto:Leslie-Marshall@redwoods.edu).

All proposals shall be received on or before: **Friday, March 14th, 2025 @ 2:00 PM P.S.T.** Please see the original RFP for additional details.

## ***Del Norte Healthcare Training Center RFP***

### ***Addendum 2***

Design Team RFI's				
RFI #	Date Received	Contact	Question	Answer
1	3/3/2025	Wesley King, NMR	Is there a page limit for the RFP response?	No
2	3/3/2025	Wesley King, NMR	In the Proposal Requirements, Item 6D indicates we should list 'completed community college stadium upgrade project and/or new school stadium project...'. Should this be replaced with our firms experience with Healthcare Training facilities?	Yes, or any other applicable Community College Instructional Building Projects.
3	3/4/2025	Abbigale Toro, PBK	Section B, Proposal Requirements, Item 6D states: "List a completed community college stadium upgrade project and/or a new school stadium project and their construction budgets that you have been involved in. You may use a related project type if your firm has not completed relevant community college stadium projects." Can you clarify whether we are expected to list stadium projects as relevant experience, or if this was included in error? Additionally, should we be listing community college healthcare training facilities instead?	Yes, included in error, include healthcare training facilities or any other applicable Community College Instructional Building Projects.
4	3/4/2025	Abbigale Toro, PBK	Section B, Proposal Requirements, Item 2 states that "fees to be charged" should be listed for each subconsultant. Is this section similar to the "Description of Fee Structure" on item 7, and can this be covered in item 7 instead?	Item 2 is meant to function as a "resume" opportunity for the firm and its potential subs, Item 7 is meant strictly for prime firm fee structures, sub fee structures may be included in Section 2.
CM/PM RFI's				
1	3/4/2025	Kelli Glenn, CSI	In section 2 of the requirements, Description of firm and key sub-consultants, it says Architectural Firms and number of licensed architects/engineers in the office who will perform work. Since this is for PM/CM services, does this still apply?	Architectural Reference - replace with Primary Firm for PM/CM Team, if no subs, disregard. Treat third bullet as "Size of Staff" only.
2	3/4/2025	Kelli Glenn, CSI	Could you provide a project schedule? What is the estimated timeline for preconstruction and construction phase services?	Estimated Design through Construction Start - 1 year Estimated Construction - 2 years Bond has to be 80% expended in first 3 years
3	3/4/2025	Kelli Glenn, CSI	At the job walk it was noted that the budget for the project is up to \$20M. Please confirm if this includes hard and soft costs.	Yes, the project total includes hard and soft costs
4	3/4/2025	Kelli Glenn, CSI	What is the anticipated level of effort for PM/CM involvement prior to constructability review?	The PM/CM for the project will ideally be involved throughout the design process, as they will ultimately be the point person on campus for the project during construction. The College Director of Facilities will have limited availability to be physically on campus for the project duration.
College Changes/Additions				
1	3/12/2025	Leslie Marshall	3. PROJECT SCHEDULE: March 21st, 2025 - Interviews, if any	Changing to Monday March 24th, 2025, any interviews held on zoom between 10:30-12. Individual time slots will be scheduled individually.
2	3/12/2025	Leslie Marshall		Engineering firms are allowed to pair with more than one Architect for the College of the Redwoods Del Norte Del Norte Healthcare Training Center RFP, provided they are not the lead entity.