

**Sites Project Authority  
Request for Proposals No. 25-06  
Reservoir Package Construction Manager at Risk**

**Addendum 03**

This addendum provides clarifications to questions on the RFP and Draft CMAR Contract, applicable changes to the RFP, and additional clarification.

**Questions and Answers**

1. RFP Section 2.12 and Draft CMAR Contract Attachment 9-Exhibit C. Please confirm the Project is considered a Public Works Project and subject to California prevailing wages which are different in most cases than the Davis Bacon wages included in Attachment 9 of the Draft CMAR Contract.
  - a. Response: This project will be subject to both State of California and Federal (Davis Bacon) wage requirements, and the applicable wage rates will be the higher of the two rate scales, pursuant to Section 5.9.A.3 of the draft General Conditions.
2. We respectfully request the deadline for submission of questions on the RFP be extended at least until September 10th.
  - a. Response: See RFP Revision 3.1.
3. Addendum No. 02's response to Q&A No. 5 states the Preconstruction Cost assumptions shall be included within the Golden Gate Dam Scenario's indicative pricing. Include 8 months of Phase 1a activities. However, this does not provide for the length of time anticipated for Phase 1b activities. It was our original understanding that Phase 1a activity costs for the Golden Gate Dam would be covered under the Phase 1a lump sum proposal, and Item No. 1 of the Golden Gate Dam Scenario's Indicative Pricing table was supposed to include Phase 1b costs. Was the response to Q&A No. 5, intended to include 8 months for Phase 1b's preconstruction activities rather than Phase 1a? If not, is the intent to include both Phase 1a and 1b costs for the Golden Gate Dam in the indicative pricing table? Which rows of the table are intended for these separate phases?
  - a. Response: For the purposes of the indicative pricing, in line item 1, include the lump sum price for the Phase 1a activities defined in RFP Attachment C; not Phase 1b. This is being done to simplify this hypothetical exercise.

4. For cost representation in the Golden Gate Dam Development Scenario, is it permissible to add additional bid items to Attachment E (Indicative Pricing Schedule)?
  - a. Response: Please use the provided structure when submitting information. If you believe a new bid item should be added, submit your request as a question. We will review it and, if appropriate, issue an updated table to maintain consistency and uniformity.
5. Currently, there is a clause in the contract that allows for termination of the contract due to personnel changes. Please consider revising this contract termination clause to enable personnel to be dismissed if they are not performing, but the contract remains intact.
  - a. Response: There is no Contract language requiring termination of the Contract if the CMAR and the Sites Authority jointly agree to remove underperforming Key Personnel. Special Conditions paragraph 2.4 requires that the CMAR obtain express written consent to replace Key Personnel. Special Conditions paragraph 2.5 permits the Sites Authority to request that any non-performing Key Personnel be removed from the Project.

## Revisions to the RFP

- 3.1 Replace RFP Table 2-1 in its entirety with the following:

**Table 2-1. Anticipated Procurement Schedule**

<b>Activity or Milestone</b>	<b>Anticipated Date</b>
RFP issued	July 18, 2025
Deadline to submit to the Contact Person via email the signed Proprietary Meeting waiver and the name(s) and number of Reservoir Package CMAR Team members who will be in attendance at the site tour and Proprietary Meeting	3 days prior to the site tour
Site Tour and Proprietary Meeting with Barnard	<p>August 4, 2025: site tour starting at 9am at 5329 Maxwell Sites Rd, Maxwell, CA</p> <p>August 5, 2025: Proprietary Meeting from 9am to 1pm at 122 Old Highway 99 West Maxwell, CA 95955</p>
Site Tour and Proprietary Meeting with FlatironDragados-Obayashi	<p>August 5, 2025: site tour starting at 9am at 5329 Maxwell Sites Rd, Maxwell, CA</p> <p>August 6, 2025: Proprietary Meeting from 9am to 1pm at 122 Old Highway 99 West Maxwell, CA 95955</p>
Site Tour and Proprietary Meeting with Kiewit	<p>August 6, 2025: site tour starting at 9am at 5329 Maxwell Sites Rd, Maxwell, CA</p> <p>August 7, 2025: Proprietary Meeting from 9am to 1pm at 122 Old Highway 99 West Maxwell, CA 95955</p>
Deadline for questions on the RFP	September 10, 2025 at 1pm PST
Date for final addendum	September 19, 2025
Proposal submittal	October 10, 2025 at 1pm PST
Interviews (one day per Proposer)	November 4 – 6, 2025
Initiate negotiations	November 2025
Sites Authority approves Reservoir Package CMAR Contractor and preconstruction services	December 2025

- 3.2 In RFP Table 4-1, within Section 3: Reservoir Package Pricing and Cost Management replace the first paragraph under submittal requirements in its entirety with the following:

For Phase 1a, provide your proposed lump sum pricing broken out by task based on the Preliminary Phase 1a scope issued via RFP Addendum 3. Include the backup information in Proposal Appendix G.

- 3.3 Replace RFP Attachment C Preliminary Phase 1a Activities List in its entirety with RFP Attachment C Preliminary Phase 1a Scope of Work included on pages 5 – 8 of this addendum.

### Additional Clarification

1. The Sites Authority is still working with our insurance advisor to prepare the construction phase insurance requirements. We plan to address this topic in a future addendum.

**Attachment C**  
**Preliminary Phase 1a Scope of Work**

Duration of Phase 1a for Pricing Purposes: 8 months from issuance of notice to proceed.

**Task 1. General Contract administration and coordination**

**Scope:** Includes general coordination with the Sites Authority – e.g., phone calls with Sites Authority staff, review of correspondence and emails, coordination of staffing requirements, monitoring task budgets.

**Task 2. Constructability Review of Material (North-South) Haul Road**

**Background:** This haul road that is depicted on drawings STS-1790-R-2101, STS-1790-R-2102, STS-1790-R-2103, STS-1790-R-2104 and is planned to be constructed in 2027. The Sites Authority currently has the property rights to complete this work and will be on track to have the necessary permitting authorization to perform this work by early 2027. Feedback from the Reservoir Package CMAR Contractor on the constructability of this feature will be necessary early on to determine if design changes are required prior to submitting various plans to the different agencies for approval.

**Scope:** Staking the road alignment with a provided CAD file, performing a field walk to refine alignment and providing general constructability comments on the design/alignment and road width based on the equipment they plan to use.

**Deliverable:** Marked up drawings with suggested changes based on field walk.

### **Task 3. Cost Comparison of Analysis of Inlet/Outlet Structure Alternatives**

**Scope:** Perform a cost comparison analysis of the following three design alternatives, each assuming the current dead pool elevation (elevation 300 ft) and an elevated dead pool elevation. Specific information for this analysis would be provided during Phase 1a.

1. Current sloped inlet/outlet work structure,
2. Vertical structure based on 10% design by AECOM with some slight modifications (to be discussed during Phase 1a),
3. Tower/shaft combination, relevant design assumptions will be provided by AECOM for this alternative.

**Deliverable:** A report outline the cost comparison evaluation of three different alternatives mentioned above, including backup pricing, assumptions and general recommendations and constructability input.

### **Task 4. Develop Alternative Analysis and Constructability Review of Sites Lodoga Bridge**

**Scope:** Provide constructability comments on current design and cost comparison analysis for three alternative designs (i.e. no causeways, shorter spans, etc.)

**Deliverable:** Report outlining recommendations including backup pricing and assumptions.

## **Task 5. Resource Loaded Construction Schedule**

**Scope:** Conduct a workshop with the Sites Authority to discuss issues affecting the Reservoir Package schedule at a programmatic level and considering ideas put forth in the Reservoir Package CMAR Contractor's Proposal. Develop an initial schedule in Primavera P6 such that land acquisition and permit authorizations do not have a negative effect on the schedule.

Conduct a workshop with the Sites Authority to discuss the initial schedule and to identify constraints that will likely occur due to land acquisition and/or permit authorizations. Develop a constrained resource loaded schedule in Primavera P6 that modifies the initial schedule based on feedback received at the workshop. This exercise is intended to help guide big picture work packaging and sequencing decisions.

Potentially conduct a meeting/workshop to discuss constrained schedule. (Note to Proposers: costs for these workshops should be included as part of Task 6).

**Deliverables:** Two resource loaded schedules, as described.

## **Task 6. In-Person Workshops**

**Scope:** Include pricing for eight in-person workshops that include up to five team members, including the identified Project Manager and other necessary Key Personnel depending on the topic of the workshop. Each workshop will be up to two days and will be held in Maxwell unless another location is agreed to by the parties. The Sites Authority will develop the agenda with input from the Reservoir Package CMAR Contractor. Workshop meeting minutes will be developed by the Reservoir Package CMAR Contractor with review by the Sites Authority.

## **Task 7. Virtual Meetings**

**Scope:** Include pricing for virtual meetings every other week, other than week of planned in-person workshops. Assume meetings are two hours each and include up to five team members, including the identified Project Manager.

**Task 8. Initial Cost Estimate for Work Package #1**

**Scope:** Work with the Sites Authority to develop preliminary cost estimates to be performed during 2027, referred to as work package #1, as defined in RFP Table 4-1 Section 2: Golden Gate Dam Development Scenario submittal requirements bullet 2 under “The Development Scenario is to be based on constructing Golden Gate Dam, assuming the following”.

The goal of this initial cost estimate is to inform budgets, agree to a cost estimate format, confirm compliance of pricing with Contract requirements, and generally create the framework for developing an agreeable RGMP 1 (assumed to be negotiated in Phase 1b).

**Deliverable:** Cost estimate with applicable assumptions.

**Task 9. Preliminary Traffic Management Plan**

**Scope and Deliverable:** Develop a preliminary traffic management plan (inclusive of the community of Maxwell and within the Reservoir Package construction site) that is specific to planned work in 2027 to satisfy Best Management Practice-16 of the Final EIR/EIS.

**Task 10. Attend Local Community Working Group Meetings**

**Scope and Deliverable:** Have at least one Reservoir Package CMAR Contractor team member attend two Local Community Working Group meetings in Maxwell scheduled during the Phase 1a duration.

**Task 11. General Coordination with Other Local Community Organizations**

**Scope:** Include costs for working with the Sites Authority to advance conversations and planning with local community groups, such as the Maxwell Fire Department.