



General Contracting Services Request for Proposal **Addendum 1**

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Request for Proposal

General Contracting Services

Start Early

Zion, IL

Contents of RFP

- A. Owner's Responses to the Issuance of Questions:
- B. Community Outreach Link
- C. Community Outreach PowerPoint Presentation
- D. Traffic Study & Traffic Flow Drawing
- E. GC & GR Forms
- F. RFP Specific Deliverables

A. Owner's Responses to the issuance of questions:

1. Preliminary information/narrative on the planned MEP systems to achieve Net Zero (ie. geothermal, photovoltaics, etc.)
 - i. **An MEP narrative is in progress and not available at this time. Ownership is aiming to construct a Phius Net Zero project and is open to options designed to meet this goal.**
2. Are the documents from yesterday's available to be forwarded?
 - i. **Yes, we will upload the presentation from Tuesday's outreach session.**
3. BEP goals were noted as Construction at 25%, Joint venture at 25%, and 1st Tier awards at 20%. Are you looking for the GC to provide all three of these?
 - i. **The project's overall goals, including soft costs and consultants, is 25% MBE/WBE participation. The GC hard project cost goal is 25% MBE/WBE participation.**
4. Site plan was shown showing adjacent properties. Wondering if you have any constraints as to how to enter the site. I think there was mention of drop off/pick up area that would need to be maintained for the adjacent schools. Do the two schools share a drop off area or each have their own?
 - i. **The project includes a new access road off Bethel next to the golf course. We are looking for the selected GC partner to work with District 6 (Zion's School District), the City of Zion, the golf course, and the neighbors to ensure the safety of everyone around the site.**
 - ii. **We have included the flow of traffic for the two schools in an attachment to this Addendum along with the preliminary traffic study completed for your reference.**
5. RFP Section III item I. indicates 'Include in this proposal all deposits required, if any, for any product required for this project' is this required for the budget request?

