
EXHIBIT A - Trade Subcontractor Bid Package Manual and Forms – Contract #3010008010

Trade Package # TG08.1: Glazing
Design-Build; CD... dated ~~January 14,~~
~~2011~~ February 28, 2011 CD...



Table of Contents

I. INTRODUCTION	2
II. PROPOSER PRESENTATION PROCESS	3
III. KEY DATES FOR DESIGN PROPOSAL PROCESS – 2 nd Interview.....	4
IV. COMMUNICATION WITH WEBCOR/OBAYASHI JOINT VENTURE.....	5
V. SCOPE OF THE PACKAGE AND PROPOSAL INFORMATION	6
VI. CONCEPT SCHEDULE AND MILESTONES	8
VII. DESIGN PROPOSAL DOCUMENT LIST	9
ATTACHMENT 1 DESIGN PROPOSAL CHECKLIST (DPCL).....	11

END OF TABLE OF CONTENTS

I. INTRODUCTION

Webcor/Obayashi Joint Venture seeks Trade Subcontractors with significant experience with and expertise in Corner Supported Glazing Assemblies; Cable and Truss Backup Systems; Storefront and Doors; Operable Vents; Cold-Wrapped Glass; Glazed Steel-Framed Curtain Wall; and Metal Framed Skylights. Qualified Trade Subcontractors must also have significant experience in the engineering and construction of curtain wall systems and glazing for large, complex projects which require significant coordination with adjacent properties and traffic relocation; located in an urban environment; including the engineering, coordination, procurement, and complete installation of their respective systems in the following trade:

TG08.1 Glazing Design-Build

This Request for Design Proposal (RFDP) represents the second step in a three-step selection process: (1) pre-qualification of Trade Subcontractors; (2) pre-qualification of design proposals; and (3) competitive cost proposals by pre-qualified Trade Subcontractors to engineer, furnish, and install its pre-qualified design proposal.

Based on its evaluation of the proposals received in response to this Request for Design Proposal (RFDP), Webcor/Obayashi Joint Venture, the TJPA, and Pelli Clarke Pelli Architects (PCPA)/Adamson Associates, Inc. (AAI) (together, the Architect) will determine whether each proposal demonstrates compliance with the design intent as provided in the Design Criteria Package. The selection committee has conducted two mid-course reviews with each of the pre-qualified Trade Subcontractors. Comments or questions during the mid-course review process shall not indicate or imply Webcor/Obayashi Joint Venture's acceptance of all terms of the Trade Subcontractor's Proposal; terms may be subject to further discussion and refinement.

Webcor/Obayashi Joint Venture shall have no obligation unless and until a final agreement is entered into by the parties following approval by the Transbay Joint Powers Authority (TJPA) Board of Directors (TJPA Board).

There is no guarantee that the Webcor/Obayashi Joint Venture will issue any Notice to Proceed (NTP) and Webcor/Obayashi Joint Venture may terminate the Agreement at any time.

C...

“Proposer” and “Trade Subcontractor” may be used interchangeably.

C...

END OF INTRODUCTION

II. PROPOSER QUALIFICATION PROCESS

If the proposer is not previously qualified and other than the prequalified contractors/joint ventures listed below, the proposer shall submit a Request for Qualification (RFQ) package no later than **2:00pm** Pacific time on **November 29, 2010**. The following prequalified Trade Subcontractors do not need to submit a RFQ package at this time.

Prequalified Trade Subcontractors:

- Enclos Corp.
- Josef Gartner USA, a division of Permasteelisa North America Corp.
- NEC of California, Inc., dba Mero/NEC
- Novum Structures LLC
- seele, Inc.

Notification of the qualification will be provided to the proposer prior to proposal date. Proposals submitted by non-qualified Proposers will not be accepted or opened. Non-qualified Proposers assume all risk and costs associated with submitting a proposal if they are deemed not qualified.

Trade Subcontractors looking to qualify during the proposal period must use the “Request for Qualifications Glazing Design-Build Construction Services Package TG08.1” form available on the TJPA website (<http://transbaycenter.org/tjpa/doing-business-with-the-tjpa/current-contract-opportunities/glazing-design-build>), posted 10/04/2010.

C...

Trade Subcontractors can keep up-to-date based on the information on the TJPA website (<http://transbaycenter.org/tjpa/doing-business-with-the-tjpa/current-contract-opportunities/glazing-design-build>). C...

END OF PROPOSER QUALIFICATION PROCESS C...

III. KEY DATES FOR DESIGN PROPOSAL PROCESS

Each proposer shall submit their updated proposals and other applicable sections and forms in the Specifications and Project Bidding Manual. Required documents for the second proposal are listed at Design Proposal Checklist (DPCL) in this Exhibit A.

Package Issuance Timeline: Starting **November 12, 2010** RFDP packages, except the drawings and specifications, will be available for download from the TJPA website (<http://transbaycenter.org/tjpa/doing-business-with-the-tjpa/current-contract-opportunities/glazing-design-build>). Information regarding how to obtain the drawings and specifications will be posted on the TJPA website on **November 12, 2010**.

Pre-Design Proposal Meeting: A pre-proposal conference for Trade Subcontractors interested in submitting proposals will be held on **November 18, 2010**, at **1:00 PM** in the **TJPA offices at 201 Mission Street, Suite 2100, San Francisco, California 94105**. The pre-proposal conference is mandatory for Proposers. It is optional for subcontractors to Proposers.

Questions/Clarifications: Questions or clarifications regarding the Proposal must be submitted in writing to Webcor/Obayashi Joint Venture no later than **2:00pm** Pacific time on **December 01, 2010**. Questions On Bidding Documents (QBD) form in Project Bidding Manual shall be used for questions or clarifications. Refer to “Communication with Webcor/Obayashi Joint Venture” in Section III for contact information.

Proposal Due Date: Each Trade Subcontractor shall submit sealed proposals to the TJPA offices at 201 Mission Street, Suite 2100, San Francisco, CA, 94105 by **2:00 pm Pacific time on December 10, 2010**. No proposals will be accepted after 2:00 pm on the proposal due date.

First Mid-Course Reviews: Webcor/Obayashi Joint Venture, the TJPA, and Pelli Clarke Pelli Architects (PCPA)/Adamson Associates, Inc. (AAI) will conduct interviews with any or all of the Trade Subcontractors to review and discuss that Trade Subcontractor's Design Proposal and to determine whether the design intent is met. Interviews are planned for **December 15, 16, and 17, 2010**.

C...

Second Mid-Course Reviews: Webcor/Obayashi Joint Venture, the TJPA, and Pelli Clarke Pelli Architects (PCPA)/Adamson Associates, Inc. (AAI) will conduct a second round of Interviews with the pre-qualified proposers to further discuss that Proposer's/Trade Subcontractor's Design Proposal and to determine whether the design intent is met. Interviews are planned for February 2 and 3, 2011. Please bring six (6) extra hard copies and three (3) DVD's of your updated “in progress” proposals on the interview date, as a leave behind for the interview panel.

Final Proposals Due Date: On March ~~29~~¹⁵, 2011, provide a final design proposal to the TJPA, 201 Mission Street, Suite 2100, San Francisco, CA, 94105 by 2:00 PM, PST. Provide three (3) hard copies and three (3) electronic copies by that time/date. TJPA, PCPA, AAI and W/O will evaluate those final design proposals and then issue a final determination letter by March 29, 2011 to each of the Proposers.

C...

END OF KEY DATES FOR DESIGN PROPOSAL PROCESS

IV. COMMUNICATION WITH WEBCOR/OBAYASHI JOINT VENTURE

C...

At no time during the proposal process (defined as the time between issuance of this RFDP award of Trade Subcontract) shall Trade Subcontractors participating in this competition contact any person(s) or staff of the TJPA Board of Directors, the TJPA, TJPA Program Management/Program Controls (PMPC) team (URS), Construction Manager/General Contractor (CM/GC) Webcor/Obayashi Joint Venture, CM Oversight (CMO) (Turner Construction), the Architect (PCPA or any subconsultant to PCPA, including but not limited to AAI), or other TJPA Consultants regarding this RFDP. The only contact is for submission of questions using the contact directions below.

Primary: E-mail Webcor/Obayashi Joint Venture at TransbayBidding_TG08@webcor-obayashi.com.

Alternate: Fax Webcor/Obayashi Joint Venture at (510) 476-3005.

| C...

END OF COMMUNICATION WITH WEBCOR/OBAYASHI JOINT VENTURE

V. SCOPE OF THE PACKAGE AND PROPOSAL INFORMATION

TG08.1 Glazing Design-Build:

A. Package Scope Summary

The subcontract scope of work will consist of the following:

Under contract to Webcor/Obayashi Joint Venture, the selected Trade Subcontractor will be the Engineer of Record and shall engineer, fabricate, and construct the five exterior enclosure systems noted below, consistent with the design, performance requirements, and design intent of the Architect's design team.

The selected Trade Subcontractor will also provide coordination, work with the Architect and CM/GC to ensure that the subcontractor's engineered cladding systems are constructible along with and in relation to adjacent building elements under the design control of the Architect, sequencing of installation advice and cost estimating information to Architect to assist in finalizing the design and construction documents where the exterior enclosure system interfaces with other aspects of the building (e.g., structural steel, security systems, and lighting systems). Prior to the completion of the construction documents, the Trade Subcontractor will provide to Architect, typical engineering details for each of the five design/build enclosure systems for inclusion into the final construction documents. Architect will continue to develop the design documents for all other elements of the exterior enclosure (e.g., soffits) and adjacent building components, and the Design-Build team shall provide documentation to assist in this effort for the below described systems.

The process shall be collaborative where all members of the design and contracting team will work together to refine and update the design and construction documents producing a design and respective documentation which meets the full design intent.

The Scope of Work includes the design, fabrication, and construction of five exterior enclosure systems as outlined below, and shall include the full extent of each system.

Type	Title	Description	Approximate Square Footage
W-1	Awning System	Steel structure, corner supported glazing assembly	146,166 sq ft
W-3	Grand Hall System	Glass curtain wall with horizontal steel truss and vertical tension rods	20,880 sq ft
W-4	Bus Deck System	Aluminum, steel-reinforced structural glazed, unitized curtain wall, cold-formed in the field	15,036 sq ft

Type	Title	Description	Approximate Square Footage
W-8	Glass Box System	Glazed steel-framed curtain wall	11,313 sq ft
W-10	Skylight System	Steel grid-shell with glass and stainless steel clamp plates	8,498 sq ft

The value of this Subcontract is estimated to be in excess of \$45,000,000.

B. General Work

The General Work described herein, the Project Bidding Manual, and the Long Form Subcontract are provided as a framework for the Trade Subcontractors to anticipate what will be required in the Invitation For Bid documents. **Trade Subcontractors shall consider these descriptions as preliminary and shall understand they will be superseded by those included in the actual bid documents to be issued at a later date.**

All necessary general work shall be included in the scope of this package. The general work shall include, but not be limited to, temporary toilets, flagging for deliveries and off-haul, surveying, weather mitigation, clean-up, traffic police, dump permits and fees, safety work, and small tool/equipment specific for this work package. "IV. Trade Subcontractor Requirements" in Project Bidding Manual and the Design Proposal Documents shall be referred to for more information. Trade Subcontractor's shall anticipate the cost of the general work, overhead, office cost, applicable permits/legal fees, administration, bonds, insurances, contingency, profit and other necessary activities for this project shall be included in the bid amount and distributed into the Bid Items, upon submission of the future bid.

Items in Schedule A of Prime Contract (Specification Section 00 05 20) are categorized as reimbursable expense. Those costs will not be included in the future Bid Amount and will be reimbursed by TJPA separately. For more details and definitions, refer to the Prime Contract.

C. Base Proposal Scope

Trade Subcontractors shall submit their design proposals in accordance with the requirements of the Request for Design Proposals. Trade Subcontractors shall refer to the Attachment 1 – Design Proposal Checklist (DPCL) contained herein for submission requirements. **The Attachment 1 DPCL requirements supersede the Bidding Checklist (BCL) included in Section V.A. of the Project Bidding Manual.**

D. SBE Program

Trade Subcontractor shall make good faith efforts to obtain the required minimum SBE participation percentage. **Actual SBE participation requirements will be as defined in the Invitation For Bid.**

END OF SCOPE OF THE PACKAGE AND PROPOSAL INFORMATION

VI. CONCEPT SCHEDULE AND MILESTONES

C...

An updated process fragnet schedule is provided for reference only up through the RFDP selection process (see updated Exhibit I – TG08.1 RFDP Process Fragnet). The process fragnet schedule included in this RFDP is to clarify preceding and succeeding activities to this Trade Package work. Assume schedule activities to occur plus or minus 90 calendar days from what is indicated in the Exhibit I Process Fragnet Schedule. A new Concept Schedule that will be issued with the IFB, shall supersede this RFDP Process Fragnet version. C...

D... Updated due date for the submission of the final design proposal is now 3/29/2011. D...

The Trade Subcontractor's Schedule shall be sequenced so that it shall not impact any succeeding activities and/or the critical path of the project. The schedule activities in Exhibit I between the date of the Notice to Proceed and the Completion Date of each Zone should not be assumed to be complete or a binding work plan. However, it is mandatory that each Completion Date be met so as not to impact follow-on Trade Subcontractors or the Critical Path of the Project. The Trade Subcontractor will be responsible to include all scope within the documents while adhering to the durations provided in the Milestones below. Within 24 hours of a breakdown or failure, this Trade Subcontractor will be required to replace or repair any piece of its equipment or materials working on a critical path activity. Failure to do so will result in Liquidated Damages being withheld from future payments until any lost time is recovered.

The Trade Subcontractor's should anticipate their Schedule shall include but shall not be limited to the following Milestone and activities:

- Distinct Start Milestone and distinct Finish Milestone for the Work in each work area.

The Trade Subcontractor shall utilize a WBS and Activity ID convention to allow the Trade Package Progress Schedule to be implemented in the CM/GC's Master Schedule.

Anticipated Milestones:

NTP #01: Design Submittals

The CM/GC expects to provide the Trade Subcontractor with NTP #01 to commence with the design submittals. At the time of NTP #01, the Trade Subcontractor shall immediately begin the design submittal activities required to meet the Trade Subcontractor's Baseline Schedule. The design submittal schedule for all submittals is to be provided to the CM/GC within 10 days of NTP#01.

NTP #02: Procurement

The CM/GC expects to provide NTP #02 to commence procurement activities.

NTP #03: Installation

The CM/GC expects to provide NTP#03 to commence installation work.

END OF CONSTRUCTION SCHEDULE AND MILESTONES

DESIGN PROPOSAL DOCUMENT LIST

The Design Proposal Documents for this Trade Package include the following:

D...

Document Name	Description	Revision Name	Issue Date
Long Form Subcontract	Draft Long Form Subcontract	Revision A - Issued For Proposal TG08.1	11/12/2010
Specifications	Defined in Specification Section 00 01 10	Revision 1	10/06/2010
Specifications	Defined in Specification Section 00 01 10.21	Issued For Progress Submittal – Stage One Design/Build Glazing Systems	11/10/2010
Drawings	Defined in Specification Section 00 01 15.21	Issued For Progress Submittal – Stage One Design/Build Glazing Systems	11/10/2010
3D Electronic Files	Defined in Specification Section 00 01 16.21	Issued For Progress Submittal – Stage One Design/Build Glazing Systems	11/10/2010
Project Bidding Manual		Revision 6	10/29/2010
Exhibit A	Trade Subcontractor Bid Package Manual and Forms – Contract #301000801	Revision B-D – Issued For Proposal TG08.1	12/07/2010 <u>02/28/2011</u>
Exhibit B	Warranty	Issued For Proposal TG08.1	09/2010
Exhibit C	Lien Releases	Issued For Proposal TG08.1	07/30/2010
Exhibit D	Sample Certificate of insurance and Additional Insured Endorsement	Issued For Proposal TG08.1	07/30/2010
Exhibit E	LEED Subcontractor Submission Letter and Data Sheet	Issued For Proposal TG08.1	07/30/2010
Exhibit F	BIM Breakdown Sheet	Issued For Proposal TG08.1	07/30/2010
Exhibit G	Subcontractor Payment Requisition	Issued For Proposal TG08.1	07/30/2010
Exhibit H	Site Specific Safety Plan	Revision 0	07/30/2010
Exhibit I	TG08.1 Process Fragnet Schedule	TG08.1 RFDP – Process Fragnet	01/12/2011

Document Name	Description	Revision Name	Issue Date
		(R1)	
Addendum #1	RFDP Proposers QBD Answers #1		12/07/2010
Addendum #2	Narrative from TJPA/PCPA/AAI		01/14/2011
<u>Addendum #3</u>	<u>Narrative from TJPA/PCPA/AAI</u>		<u>02/15/2011 – J2</u>

END OF DESIGN PROPOSAL DOCUMENT LIST D...

ATTACHMENT 1 DESIGN PROPOSAL CHECKLIST (DPCL)

1. Non pre-qualified Trade Subcontractors shall submit the completed RFQ package **no later than the date specified in Section II above:**

RFQ Package

2. Trade Subcontractors shall use the following form in conjunction with specification section Product Options and Substitution (Section 01 16 30) for questions and requests for substitution. Such forms must be submitted **no later than the date specified in Section III** above:

Questions on Bid Documents (QBD)

C...

3. Each Trade Subcontractor shall submit with its Final Proposal the following forms, properly completed and executed:

Design Proposal Checklist (DPCL) This is a reference to Attachment 1 (this sheet) It seems like we should delete this as a requirement for submittal with the Final Proposal.

Acknowledgment of Receipt of Addenda (ARA)

Complete Proposal Drawings as described in the Specifications (Section 1.4 A in each system specification)

C...

4. **Envelopes/Packages containing the Proposals shall be sealed, addressed to the TJPA Executive Director, and designated as “Transbay Transit Center (Webcor/Obayashi Joint Venture Contract No. 301000801”. Envelopes/Packages shall bear the name and address of the Trade Subcontractor.**
5. Webcor/Obayashi Joint Venture reserves the right after opening the Proposals to reject any or all Proposals, and to waive any minor irregularity in a Proposal.

END OF DESIGN PROPOSAL CHECKLIST

ISSUANCE LOG

ED...

REV No.	ISSUE	DATE
A	Issued For Bid TG08.1	11/12/2010
B	Addendum #1 – RFDP Proposers QBD Answers #1 & #2	12/07/2010
C	Addendum #2 – Glazing Design Build Addendum Narrative	01/14/2011
<u>D</u>	<u>Addendum #3 – Glazing Design Build Addendum Narrative</u>	<u>02/15/2011 – J2</u>

ED...

END OF EXHIBIT A