



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

RFQ/P - IOR Services
SAMOH I Phase 3 Exploration & Gym Project
Questions & Answers
February 10, 2022

1. What is the delivery method of this project (design build, multi prime, design bid build, etc.)?
Answer: Lease-lease Back (LLB).

2. Who is the Architect?
Answer: HED/MRY.

3. As you are aware in some cases verified reports and other documents are sometimes beyond the control of the inspector. Is 2.6 of the contract stating there is a 5% retention held on a month bases throughout the project until all closeout paperwork (for all scopes/contractors) is completed?

- Contract Line Item: 2.6. Inspector shall provide to the District on a timely basis and to not cause a delay in DSA's approval of the Project, all verified report(s) for all scope(s) of Construction Work and all other required Project documents if not already completed and provided to the District. District shall retain five percent (5%) of Inspector's Fee or Ten Thousand Dollars (\$10,000), whichever is greater, until Inspector has filed all required verified report(s) and other Project documents.

Answer: No retention will be held on a monthly basis. Payment of up to 5% will only be withheld at the end of the project should that become necessary.