



Beaufort County School District

Addendum 1

Solicitation Number: 21-025
Date Printed: January 5, 2021
Date Issued: February 16, 2021
Procurement Officer: Kaylee Yinger, CPPB
Phone: 843-322-2349
Email: Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals

DESCRIPTION: Construction Management at-Risk Services – Hilton Head Island Middle School – Renovation of School on Active Campus

SUBMIT OFFER BY (Opening Date & Time): **February 23, 2021 at 2:00 PM (EST)**
QUESTIONS MUST BE RECEIVED BY: **February 16, 2021 prior to 5:00 PM (EST)**
NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Originals and One CD (all documents as a single PDF file)**

Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.

SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES

MAILING ADDRESS:
Beaufort County School District
Procurement Office
P.O. Drawer 309
Beaufort, SC 29901-0309

PHYSICAL ADDRESS:
Beaufort County School District
Procurement Office
2900 Mink Point Blvd
Beaufort, SC 29902

CONFERENCE TYPE: **NO PRE-BID CONFERENCE** LOCATION: **N.A.**
DATE & TIME: **N.A.**

AWARDS & AMENDMENTS:

Award will be posted at the Physical Address stated above on or after **February 23, 2021**. The award, this solicitation, and any amendments will be posted at the following web address: <http://beaufortschools.net>. You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

NAME OF OFFEROR: _____ (Full legal name of business submitting the offer) ENTITY TYPE: _____

AUTHORIZED SIGNATURE (Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above)

PRINTED NAME _____ TITLE _____

Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror above. An offer may be submitted by only one legal entity. The entity named as the Offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.

PAGE TWO
(Return Page Two with Your Offer)

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| HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business): | NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent): |
| PHONE NUMBER: | |
| EMAIL ADDRESS: | |

| | |
|--|---|
| PAYMENT ADDRESS (Address to which payments will be sent): | ORDER ADDRESS (Address to which all purchase orders will be sent): |
| <input type="checkbox"/> Payment Address Same as Home Office Address | <input type="checkbox"/> Payment Address Same as Home Office Address |
| <input type="checkbox"/> Payment Address Same as Home Notice Address (check one only) | <input type="checkbox"/> Payment Address Same as Notice Address (check one only) |

| | | |
|--|-------------------------|-----------------------------|
| ACKNOWLEDGEMENT OF AMENDMENTS: | <u>Amendment Number</u> | <u>Amendment Issue Date</u> |
| Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue. | | |

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| MINORITY PARTICIPATION- Are you a Minority Business Enterprise: Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please include a copy of your certification. |
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Questions and Answers:

1. Section 4.0.1.4.b.vi – this is redundant to item v. May we eliminate? **Yes. Delete 4.0.1.4.b.vi**
2. Regarding the Project schedule for determination of construction phase fee percentage, Section 4.0.1.7 “Fees and Costs” refers to Section II of the RFP.
 - We are unable to locate this reference to the Project Schedule in Section II. **Change Section 4.0.1.7 from “For the project scope described in Section II of this RFP” to “For the project scope described in Section 3.0 of this RFP”.**
 - Section 1.0.2 “Maximum Contract Period (Estimated)” is : March 2021 to February 2025 or as required to complete the project(s) with all amendments issued. **The intent of this section is to establish a contract that can cover the complete work in the event of an issue that could extend the construction schedule, including close outs. The preferred construction schedule is 18 months.**
 - Could you provide the overall Project Duration that is anticipated or advertised for the Hilton Head Island Middle School- Renovation of School on Active Campus? **The project team will work with the CMR to develop a detailed construction schedule. Schedules from 18-24 months have been discussed. The Owner’s preferred construction schedule would be 18 months. Feedback from the CMR, may impact the overall schedule.**
3. Regarding phasing of the Project as described in Section 3.1 “Scope of Work” could you clarify the following:
 - Who provides the “mobile village” described? **The CMR is to provide. BCSD has mobiles that can be relocated to the facility by the CMR. At this time we do not know if the number of BCSD mobiles are enough. The CMR would be required to purchase any additional mobiles not provided by BCSD.**
 - If BCSD- could you provide any details on the number of students, they will be able to house?
 - If the GC is to provide:
 - Could you provide any details on the allowable area to house the village? **Mobile location will depend on the final building addition design completed by the architect. Several versions have been discussed. We will not know the mobile location until the architect has completed their design work. The CMR will need to provide pricing information to assist in selecting the location for the proposed mobiles.**
 - Is there an allowable number of students per square foot that BCSD has set? **No. For mobiles, BCSD uses 20 students per mobile classroom for school capacity calculations.**
4. Section 4.0.1.7 Fees and Cost – Page 22 asks for the construction phase fee as a percentage of the work, however the Business Proposal is asking for a lump sum. Which format do you prefer? **Both. On page 22 you are asked to state your percentage fee. In Section 8.0 you are asked to provide a cost of a \$20 million construction cost, including fee and P&P bonds. To**

accomplish this, you will need to state your percentage fee and then multiply by \$20 million to get the total fee for a \$20 million project. Same would be completed for the P&P bonds.

5. In the RFP documents it is stated that the construction will be phased from 2021 to 2025 with the CM holding a 20 mil P&P bond for the duration. Is it possible to carry P&P with phases and carry a larger umbrella policy? This will save the BOE from a 200K minimum "mobilization" fee, as well as increase the amount of qualified contractors willing to submit for the work. Eating 20 mil in bonding capacity over 4-5 years is not ideal for anyone and will foster a higher markup% from contractors to hit their bottom line.

We do allow contractors to carry the necessary P&P bonds for the current phase rather than the full amount of the project for a multi-phased project. This would require that the contractor update the P&P bond prior to the phase and that we would verify the amount of the P&P bond on file with us prior to paying the contractor to ensure that the contractor has the required amount for that phase of the project and that specific pay application. It is also the contractors responsibility to show they have the capacity to carry P&P for the full project cost.