



BID ADDENDUM #1

BID 16-017

PROJECT / BID NUMBER: 16-017

PROJECT NAME: Architectural Services – Fire Station Headquarters

ADDENDUM NO: 1

ISSUE DATE: 3/18/16

TO ALL RESPONDENTS: This addendum is issued for the purposes of modifying the original Bid, through addition, deletion, clarification or correction as outlined herein. The information provided in this addendum supersedes any information previously provided in the referenced document(s). This addendum and the information contained herein shall be used in the preparation of any bid submitted by the Supplier and shall become an integral part of the contract documents for any contract awarded for the project specified. Please inform all concerned that the Request is modified by this Addendum.

QUESTIONS:

Q1. Will a short list be formed from the evaluation of the RFQC candidates?

A1. Yes. The evaluation of the response submittals from this RFQC will result in a short list of qualified firms. That short list may be requested to interview as a confirmation measure. Those selected from the interview process will be sent the subsequent RFP.

Q2. How is this project being funded?

A2. This project is being funded by a Special Purpose Local Option Sales Tax (SPLOST). The funds for this project are currently available. The budget will be included in the RFP; there are no funds available for overages.

Q3. When was the last station built? What is the address?

A3. The last station was Station #1; it was built in 1996 and is located at 310 North Hill Street.

Q4. Will the project involve a retrofit of the existing building?

A4. No. All buildings will be new construction.

Q5. What is the site location for the station?

A5. The City is still evaluating multiple options. The selected location will be listed in the subsequent RFP.

Q6. Who will design the program for the RFP?

A6. The fire department has already determined the basic needs for the facility and will include those as part of the RFP. The design for how those needs are met will be with the Architect, pending a final approval from the City.

Q7. What is the scope of the project with regard to the building?

A7. The new Fire Station Headquarters is planned to be an approximately 17,000 sq. ft. building to house the Administration, Prevention and Suppression divisions. Actual square footage may change based on the supported recommendations of the architectural design team.

Q8. Will the headquarters include a training facility?

A8. No. There may be a training room in the building, but no separate facility.



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Q9. How will permits be handled as part of this process?

A9. Permits will be covered in the RFP process, but the will work with the contractor concerning all permits needed.

Q10. Will the City have to approve all contractors?

A10. The City will give a final approval to the contractors selected by the architectural firm. This will be based on past experiences or poor evaluation references given by other companies for whom the contractor has done work.

Q11. Will I have to have a General Contractor on staff?

A11. No. The premise behind having an Architect-led Design/Build is for the City to have one project manager to work with and the Design firm having compatible contractors. General contractors that are staffed or subcontracted are currently both workable options. This will be addressed in the RFP specifications.

Q12. What is the time frame for construction?

A12. Although no definitive time frame has been set, we are on an aggressive schedule and expect the design and subsequent construction to progress steadily once the architect/project manager has been selected.

Q13. Is this project to be completed as an Architect-led Design-Build or a Design-Bid-Build?

A13. We anticipate the project to be an Architect-led Design/Build. The awarded firm (from the RFP) will be expected to design the facility, determine the contractors and manage the project until completion. If you feel the City would have better results by having the construction portion bid separately, note the reasons in your response submittal of this RFQC. We want to make sure the City is making the best possible decisions.

Q14. Will geo-testing be the responsibility of the company that is awarded the bid?

A14. At this point, yes. This may change prior to the RFP process.

Q15. Is there a requirement to use local contractors/subcontractors? If so, what is the requirement?

A15. Again, this is an RFQC at this point. In the RFP phase, there is no such requirement; however, the City encourages the use of local contractors and subcontractors whenever feasible. We should have some guidelines for this project on the subsequent RFP.

Q16. Is it permissible that the primary company to change from the architectural firm to the general contractor?

A16. That will be addressed during the RFP process.

END