

**SUPPLEMENTAL INFORMATION  
ADDENDUM NO. 1**

PROJECT: RFP 20-006  
Professional Services – Architectural/Engineering for Six Building  
Facilities

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DATE ISSUED: March 16, 2020

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RFP No. 20-006 – Professional Services – Architectural/Engineering for Six Building Facilities dated March 2, 2020 is hereby amended as noted herein : BIDDER TO ACKNOWLEDGE RECEIPT OF ADDENDUM BY SIGNING ON THE SIGNATURE LINE BELOW AND INCLUDING A COPY WITH SUBMITTED BID. FAILURE TO DO SO MAY, AT THE OWNER'S DISCRETION, SUBJECT THE BIDDER TO DISQUALIFICATION

- 1) QUESTION: Please clarify the due date for questions.  
ANSWER: Friday, March 13, 2020
- 2) QUESTION: Are we to assume that design services include full site design including site drainage, parking, sidewalks, hardscape, site utilities, etc. on the three fire stations, Sheriff and EMS or will the county be self-performing some of that work?  
ANSWER: Consultant is to perform site design required
- 3) QUESTION: Will there be vehicle exhaust systems in the bays?  
ANSWER: No
- 4) QUESTION: Will the stoves require Type 1 hoods or residential?  
ANSWER: residential
- 5) QUESTION: Does the county have a building management system we need to tie into for the HVAC controls?  
ANSWER: No
- 6) QUESTION: Are gas fired heaters for the vehicle bays acceptable?  
ANSWER: no
- 7) QUESTION: Will any of the projects require a generator and if so what type; diesel, gas, the whole facility or just critical equipment, etc.?  
ANSWER: Fire Stations and EMS will require connection capability for portable auxiliary generator to be attached if needed
- 8) QUESTION: Should we assume power service expansions to accommodate the EMS and Sheriff's office additions or is the existing service sufficient?

ANSWER: existing should be sufficient

9) QUESTION: water/sewer available at all sites?

ANSWER: Hodgeville, water available- sewer on septic. Station 8 same way. Guyton station sewer is available, water will be determined by City.

10) QUESTION: Do we include surveys?

ANSWER: Yes. On all but the addition to the Prison

11) QUESTION: Will the buildings have sprinklers?

ANSWER: No.

12) QUESTION: The intent to give the remaining 5 to one contractor in one bid.

ANSWER: Yes

13) QUESTION: Would the county consider building the fire station bays as pre-engineered metal buildings and the office/staff portion of the fire stations as metal stud construction? This could save time by running the metal building design and manufacture concurrent with the framing of the office portions of the projects.

ANSWER: yes

14) QUESTION: Given so many unknowns, is it acceptable to include a list of assumptions with the proposed fees?

ANSWER: yes

15) QUESTION: Geotechnical testing is generally not included in design services although the design team will often coordinate the work. Are we to include estimated fees for the actual testing, and if so, are we to assume that no environmental impact studies will be required?

ANSWER: Consultant to include geotech fees in proposal. No environmental studies anticipated

16) QUESTION: It was mentioned at the pre-bid meeting that none of the sites will be over 1 acre and only one is likely to require DOT permitting. Is this correct?

ANSWER: yes

17) QUESTION: Preferred surveyor?

ANSWER: None.

18) QUESTION: FD- back-up power/generator?

ANSWER: Design to include back-up switch.

19) QUESTION: FD sites, undeveloped sites?

ANSWER: Under an acre areas. Hodgeville and Guyton un-developed area. Prison maint. Building will need to be torn-down which will be done in house.

20) QUESTION: Safety or security issues at Prison or ECSO?

ANSWER: No, both are outside the gates.

21) QUESTION: Geotechnical testing is generally not included in design services although the design team will often coordinate the work. Are we to include estimated fees for the actual testing, and if so, are we to assume that no environmental impact studies will be required?

ANSWER: see answer to question 15

22) QUESTION: It was mentioned at the pre-bid meeting that none of the sites will be over 1 acre and only one is likely to require DOT permitting. Is this correct?

ANSWER: see answer to question 16

23) QUESTION: What will be the extent of site/civil at the EMS Building? How much pavement, presumably at the Vehicle Bay Doors and beyond, and from there to where?

ANSWER: The new vehicle bays will need pavement to connect to the adjacent existing pavement. Design to include this work

24) QUESTION: If the above is minimal, can we avoid costly civil engineering? If not, to what extent can we minimize that potentially expensive consultant?

ANSWER: County expects Consultant to provide sufficient design services to provide the facilities proposed

25) QUESTION: To what extent do you want the Vehicle Bays for Fire and EMS, and the Prison Maintenance facility to be ‘conditioned’? Will the Bays be fully conditioned, or simply ventilated? Will the entire Prison Building be conditioned?

ANSWER: Vehicle bays ventilated, prison building conditioned

26) QUESTION: Which if not all of the facilities do you want provisions for a Generator hookup. Possibly just the Fire and EMS?

ANSWER: Fire and EMS

27) QUESTION: Surveying, will you require a post-construction as-built survey for each project?

ANSWER: no

28) QUESTION: Can you confirm that we do not need any Environmental Consulting?

ANSWER: correct

29) QUESTION: To what extent do you want Landscape Design?

ANSWER: basic landscaping to repair disturbed areas

30) QUESTION: To what extent do you want Interior Design? We would presume the basics, ‘architectural interiors’, or a basic finish schedule with materials and colors selected in coordination with the County.

ANSWER: basic architectural interiors to facilitate occupancy when completed

31) QUESTION: To what extent do you want Signage and Wayfinding? We would presume the basics again, minimal signage to meet ADA and life safety codes.

ANSWER: basic

32) QUESTION: Will you want any ‘renderings’ or ‘visuals’ during design?

ANSWER: no

- 33) QUESTION: Will you want any Commissioning, or Start-Up Consulting?  
ANSWER: no
- 34) QUESTION: To what extent do you want As-Built Record Drawings? We would presume the basics again, revised PDF's of the Contract Documents working from Redlines which we would require the Constructor's to maintain onsite and provide at the end of construction. Architectural alone is best, as having the structural and MEP and civil engineers all accomplish this can be expensive.  
ANSWER: pdfs of construction documents and contractor redlines
- 35) QUESTION: The RFP mentions seismic testing. This can be an expensive addition to more typical geotechnical testing for footings and foundations – can you clear this up for us?  
ANSWER: no seismic testing required
- 36) QUESTION: Is this RFP for just the Architecture/Design phase of the project? Or will this a Design-Build solicitation to design and construct the buildings? The Statement of Objectives sate "Effingham County is seeking proposals from qualified firms to provide professional architectural/engineering services for the development of construction plans and specifications for six new facility buildings. The project will consist of the permitting, design, and construction services activities." But the rest of the RFP reflects this is just the design phase. Please clarify  
ANSWER: The scope of this proposal is for the Design, Permitting, and Assistance by the Consultant during the construction phase. The bids are not to include the cost of actual construction
- 37) QUESTION: Will the government provide redline drawings or blueprints for the existing buildings that we are attaching to?  
ANSWER: none are available
- 38) QUESTION: Is it the government's intent for bidders to supply A&E only for the buildings at this time? If so, what % of design does the government want submitted?  
ANSWER: see answer to Question 36
- 39) QUESTION: Is it the government's intent to release a chosen design for contractors to bid on providing construction services of buildings under a separate contract at a later time?  
ANSWER: once the Design work is completed the County will solicit construction bids from contractors
- 40) QUESTION: If so, will only the contractors that submit a design at this time be able to bid on the upcoming construction RFP?  
ANSWER: this Design RFP is for Design Professionals only
- 41) QUESTION: Would insulation be needed for the buildings? If so, how thick? On the roof and walls? What is the requested roof pitch for each of the buildings?  
ANSWER: to be determined by the consultant in his design

- 42) QUESTION: How height should the eave heights be? What type of metal panel is requested? Please specify gauge, type of panel, and color.  
ANSWER: Consultant to specify based on the expected use of the building(s)
- 43) QUESTION: Are there any framed openings & doors, that were not on the sketches, that they would like us to include?  
ANSWER: Consultant to determine during their design work
- 44) QUESTION: Are the doors in the sketches going to be the same model across each building type?  
ANSWER: for this bid assume doors are the same
- 45) QUESTION: We would like verification on which side the gable end would be facing. Typically, the shorter side is the gable end, but that is not always the case  
ANSWER: the only building being connected to is the EMS. Consultant to work with owner in determining these answers
- 46) QUESTION: If we are going to be tying into any existing building, we would like to know the dimensions of those buildings. I.E. length, width, roof pitch, eave height, type of framing material, how the foundation is poured, so we can properly set our foundation.  
ANSWER: see answer to question 45
- 47) QUESTION: Do we need to provide metal partitions, or are all interior walls going to be wood framed?  
ANSWER: consultant to advise during design
- 48) QUESTION: Please specify all interior framed openings and doors required, and review sketches to make sure none are left out.  
ANSWER: bid to consider the openings shown for his proposal. Consultant to work with county upon award of contract to finalize openings
- 49) QUESTION: For partitions, if they are metal, what side of the wall should be covered with metal sheeting, and what type of metal should it be?  
ANSWER: Consultant to determine this during design
- 50) QUESTION: Are the covered walkways going to be metal buildings as well?  
ANSWER: see answer to question 49

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**The Indemnification Section of the RFP (Section 2.15) and Sample Contract (Section 1-9) has been updated as follows:**

**INDEMNIFICATION** To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless Effingham County and its officers, directors, partners, employees, agents, consultants, and subcontractors from and against all claims, costs, losses, and damages for injuries to or death of any person or persons or damage to the property or other rights of any person or persons (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out or relating to the performance of the work, but only to the extent caused by any negligent or willful act or omission of Contractor, its subcontractors and suppliers, or any individual or entity directly or indirectly employed by them to perform any of the work or anyone for whose acts any of them may be liable. The Contractor's obligation to indemnify Effingham County under this Section shall not be limited in any way by the agreed upon contract price as shown in this Contract or by the scope and amount of insurance maintained by the Contractor.

All other terms and conditions in RFP 20-006 remain unchanged.

Effingham County reserves the right to reject any and all proposals, to waive any technicalities or irregularities and to award the offer based upon the most responsive, responsible submission.

Please sign receipt of this Addendum No. 1 below:

\_\_\_\_\_

Print Name

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Signature

\_\_\_\_\_

Date

**END OF ADDENDUM NO. 1**