

ADDENDUM 1

RFQP#FY1809-06

DATED: October 12, 2017



FOR THE

CMAR for the Construction of Fire Station #8

ON BEHALF OF

THE OCONEE COUNTY BOARD OF COMMISSIONERS
OCONEE COUNTY, GEORGIA

THIS ADDENDUM FORM IS PART OF THE RFQP DOCUMENTS ISSUED SEPTEMBER 28, 2017

The following questions were submitted to Oconee County in reference to RFQP#FY1809-06: CMAR for the Construction of Fire Station #8 at a pre-submittal meeting held on October 9, 2017, at 2:00 PM local time, and all email correspondence from issue date through October 12, 2017. Attached is the sign in roster from the pre-submittal meeting. Oconee County staff in attendance was Karen Barnett, Justin Kirouac, Bruce Thaxton, and C.J. Worden. Elysha Wood and Liz Hudson with PPI were invited to attend on behalf of Oconee County.

Karen Barnett opened the meeting by going over procurement procedure.

Instructions from the Finance Department:

1. SOQP submittal date is October 19, 2017 at 1:30 p.m. local time. Questions deadline is October 13, 2017 at 2:00 p.m. local time. SOQPs will be received at the Oconee County Finance Department, 23 N. Main St. Suite 203, Watkinsville, GA 30677.
2. An attempt will be made by the Purchasing Officer to communicate, by email, any changes, and/or amendments or answer questions to each potential respondent who attended the pre-submittal meeting. However, since this was not a mandatory meeting and it is ultimately the responsibility of the potential respondents to check the Oconee County Website (www.oconeecounty.com) the day before the opening to make sure they have all the updates.
3. Nothing discussed that materially affects the RFQP documents are considered official unless contained in an addendum.
4. All questions shall be directed to the Owner Contact, Karen Barnett, Procurement Officer, Email: kbarnett@oconee.ga.us .
5. Performance, and payment bonds will be ultimately required for this project.
6. This is a Request for Qualifications with Proposal and only the names of the Respondents will be announced / recorded.
7. Our planned schedule is to award a CMAR on or about November 7, 2017.

Justin Kirouac reviewed the project background and overview as outlined in the RFQP. The floor was then open to questions/answers

The following questions/answers were from the Pre-Submittal Meeting held on October 9, 2017:

1. Q: Should we complete the “Schedule of Values”? Is there a breakdown of the General Conditions in the RFQP documents?
A: No, strike Exhibit D from the RFQP documents. No, a detailed itemization of overhead and general conditions (Exhibit F) is being issued as part of this addendum.
2. Q: Under Project and Qualifications Deliverables, do you require that we list everything in the exact order in the document?
A: No, but we would like all of the questions answered.
3. Q: Are the liquid damages of \$1,000/day a definite number?
A: It might be negotiable.
4. Q: On the Fee Schedule, should the fee be expressed in a percentage rather than a dollar amount?
A: Yes; please strike Exhibit “C” from the RFQP documents. A revised Fee Proposal (Exhibit “E”) is being issued as part of this addendum.
5. Q: What is the approximate square footage of the new Fire Station?
A: 9286 currently.
6. Q: Is there a current site that you are looking at right now?
A: We plan to use the existing site of FS#8.
7. Q: The eight-month schedule will start up in January and finish up in September 2018?
A: Yes
8. Q: Does that mean that whoever is awarded will roll right into a December value engineering and begin collaborating with the architect?
A: Yes, the first thing we will want is a cost estimate and start talking about budget.

The following questions/answers were from various emails dating from September 28, 2017 through October 12, 2017:

9. Q: Are there plans for the fire station?
A: Plans were not included in the original RFQP documents. Concept Plans are being issued as part of this addendum. They are Exterior Elevations, Schematic Floor Plan and Conceptual Site Plan. Finished plans are estimated to be available in January 2018.
10. Q: Are we to submit a price with our qualifications?
A: Yes
11. Q: Are the Project and Fee Proposals (Deliverables D, E and F) due after the Statement of Qualifications (Deliverables A, B and C) or at the same time, 1:30 pm on October 19th?
A: At the same time.
12. Q: If both the Project and Fee Proposals, and the Statements of Qualifications are due at the same time, should they be bound separately, or as a single volume?
A: First, please submit the revised Fee Proposal (Exhibit E) and Detailed Itemization of Overhead and General Conditions (Exhibit F) in a sealed envelope. Second, please strike the Fee Proposal (Exhibit C) and Schedule of Values (Exhibit (D) from the RFQ/RFP documents. Third, your qualifications and project may be submitted as one package as long as you submit your revised Fee

Proposal (Exhibit E) and Detailed Itemization of Overhead and General Conditions (Exhibit F) in a separate, sealed envelope. You can include the sealed envelope containing the Exhibits inside the SoQ/Proposal package OR submit it separately. Either way, make sure that your envelopes/packages are clearly marked on the outside as to the contents.

13. Q: Was the Disclosure Statement to be submitted in response to A 8 omitted from the RFQ/RFP, and if so, could you provide a copy of the Disclosure Statement?

A: Please strike the “Disclosure Statement” request from the RFQ/RFP documents.

14. Q; On page 7, section A8 there is mention of submitting a “Disclosure Statement” with the SOQ but there is no such form included in the documents. Where can I find this?

A. Please see answer number 11.

15. Q: Is the 30 page limit for each proposal separately(SOQ/RFP) or for both combined? In other words, are we submitting them together as one?

A: Please strike the page limit from the RFQ/RFP documents.

16. Q: Where in the Fee Proposal does the “Fee Proposal Form” go? Does it go with the schedule of values?

A: Please see answer number 10.

17. Q: Where do the required forms such as Addendum Acknowledgement, Drug Free Workplace Certificate, Non-Collusion Affidavit and Local Business Affidavit go in the proposals? In the qualifications section or the RFP section?

A: Qualifications Section.

Meeting was adjourned at 11:00 a.m. local time.

Please acknowledge all addenda by an authorized signature and date on the Addenda Acknowledgement Form

RFQP SIGN IN ROSTER

PRE-SUBMITTAL MEETING

Requesting Department: Fire

RFQP CONTROL# FY1809-06

Date/Time: October 9, 2017; 2:00 PM

Description: CMAR-Construction of FS#8

COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Karen Barnett	Oconee County Purchasing Officer	kbarnett@oconee.ga.us
Jon Hogan	CloverLeaf Group	jhogan@cloverleaf-group.com
Milton Garland	Garland Contractors	milton@garlandconstruction.com
Matt Warren, Shane Stevens	RW Allen	mwarren@rwallen.com;sstevens@rwallen.com
Andrew Relaford	RR&B Associates	dlrcoec@bellsouth.net
Al Lockhart	Pond	smiths@pondco.com;lockharta@pondco.com
Bob Stone	Sunbeltbuilders, Inc.	bstone@sunbeltbuilders.com
Kevin Price, T. J. Gunter, Ben Price	Kevin Price Construction	kevinprice@kpgc.net; tgunter@kpgc.net; bprice@kpgc.net
Hunter Bicknell	BM&K Construction & Engineering	hunter@bmandkinc.com
Bruce Thaxton	Oconee County Fire Chief	bthaxton@oconee.ga.us
C.J. Worden	Oconee County EMA Director	cworden@oconee.ga.us
Elysha Wood	Precision Planning, Inc.	570ew@ppi.us
Liz Hudson	Precision Planning, Inc.	lizhudson@ppi.us
Justin Kirouac	Oconee County Administrator	jkirouac@oconee.ga.us

(Exhibit E)

FEE PROPOSAL

(Submit in a Sealed Envelope accompanied by Exhibit E Detailed Itemization)

A. CM/GC GROSS PROFIT FEE:

The CM/GC's fee is the amount agreed to by both parties, which is the full amount of compensation due to the CM/GC as gross profit, and for any and all expenses of the Project not included and identified as a Cost of the Work, provided that the CM/GC performs all the requirements of the Contract.

GROSS PROFIT FEE _____% OF COST OF THE WORK

B. PRE-CONSTRUCTION FEE:

For Pre-Construction Phase Services provided by CM/GC as set forth in the General Requirements, Owner shall pay to CM/GC a Pre-Construction Fee. Pre-Construction Fee shall be expressed as a flat not to exceed fee and shall be paid in three installments, 25%, 25%, and 50% respectively with the final installment paid upon issuance of all local, state and federal permits.

MAXIMUM AMOUNT FOR PRE-CONSTRUCTION LABOR, OVERHEAD COSTS AND EXPENSES \$ _____

C. OVERHEAD AND GENERAL CONDITIONS FEE:

The CM/GC's Overhead and General Conditions fee shall be the maximum amount for overhead and general conditions inclusive of all direct and incidental expenses (refer to the attached Detailed Itemization and complete as part of this form). If authorized by the Owner to proceed with Construction Phase Services, the CM/GC will execute the work and be reimbursed for the actual costs as defined in the Contract. Overhead and General Conditions Fee shall be expressed as a fixed fee amount and shall not change with adjustments to the GMP max contract.

MAXIMUM AMOUNT FOR OVERHEAD COSTS AND GENERAL CONDITIONS \$ _____

D. PRELIMINARY ESTIMATES OF THE COST OF THE WORK:

Based on the Conceptual Drawings provided as part of this RFQ/RFP, provide preliminary cost estimates.

PRELIMINARY ESTIMATE OF BUILDING CONSTRUCTION COSTS: _____

PRELIMINARY ESTIMATE OF SITE CONSTRUCTION COSTS: _____

Important- Proposers must attach this FEE PROPOSAL FORM, the DETAILED ITEMIZATION, and any exceptions to the items requested above in same sealed, opaque envelope.

By: _____

Name | Date: _____

Title: _____

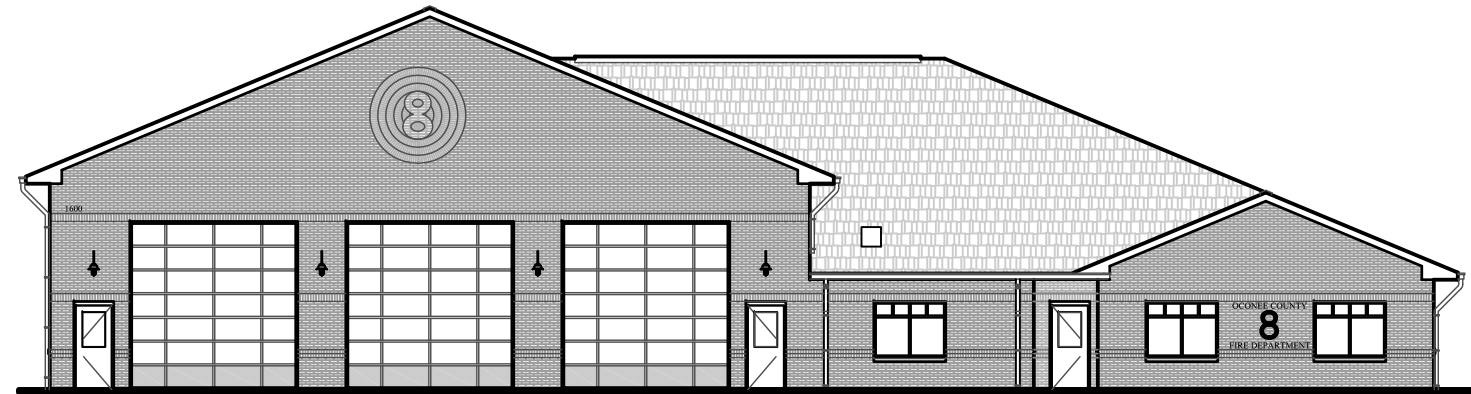
(Exhibit F)

DETAILED ITEMIZATION OF OVERHEAD AND GENERAL CONDITIONS

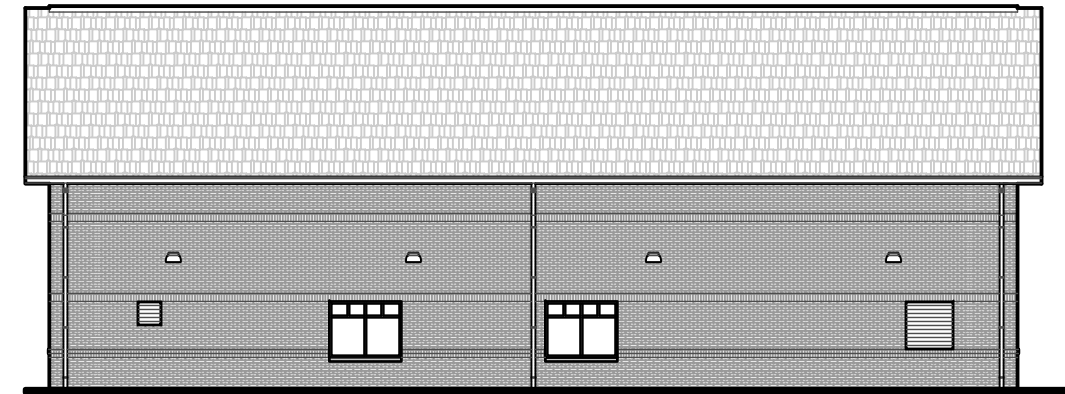
ITEM	DURATION	UNIT COST	TOTAL COST
Project Director		\$	\$
Superintendent		\$	\$
Project Manager		\$	\$
Project Engineer		\$	\$
Field Engineering		\$	\$
In-House Accounting		\$	\$
On Site Safety Engineer		\$	\$
Safety Materials Program		\$	\$
Field Office Rental, Setup and Removal		\$	\$
Storage Trailer Rental		\$	\$
Temporary Toilets		\$	\$
Temporary Power		\$	\$
Temporary Water		\$	\$
Job Signs	LUMP SUM	\$	\$
Copier, Fax Machine		\$	\$
Telephone and Internet Costs and Setup		\$	\$
Ice, Cups, Water		\$	\$
Office Supplies		\$	\$
Office Furniture	LUMP SUM	\$	\$
Jobsite Computers and Technology	LUMP SUM	\$	\$
Postage and Couriers		\$	\$
Progress Photographs		\$	\$
Final Photographs	LUMP SUM	\$	\$
Plan Printing and Copying	LUMP SUM	\$	\$
Progress Cleaning	LUMP SUM	\$	\$
Final Cleaning	LUMP SUM	\$	\$
Small Tools	LUMP SUM	\$	\$
Cellphones and Radios		\$	\$
Supervision Vehicles		\$	\$
Project Management Vehicles and Travel		\$	\$
Gas, Oil and Maintenance		\$	\$
Builder's Risk Insurance	LUMP SUM (based on \$2M)	\$	\$
General Liability & Umbrella Insurance	LUMP SUM (based on \$2M)	\$	\$
Payment and Performance Bond	LUMP SUM (based on \$2M)	\$	\$

Total Overhead and General Conditions Cost: \$ _____

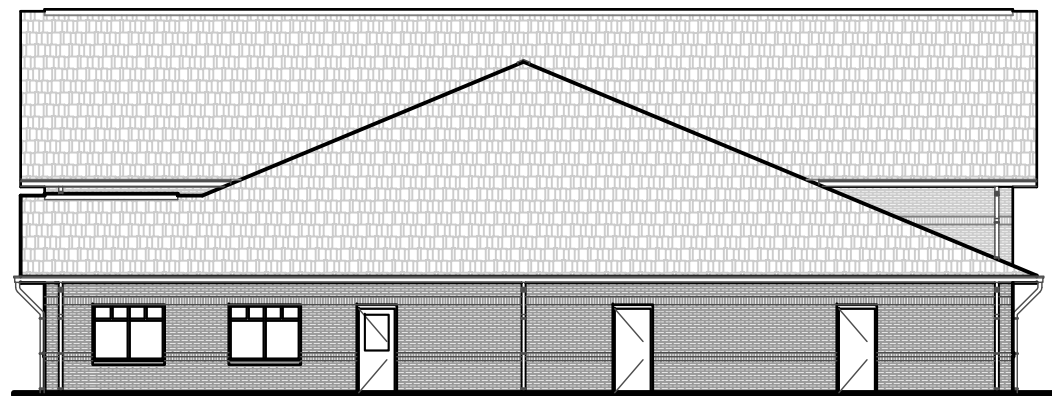
Note: No direct CMAR labor may be billed as Cost of Work without prior written approval by the County.



SOUTHEAST ELEVATION



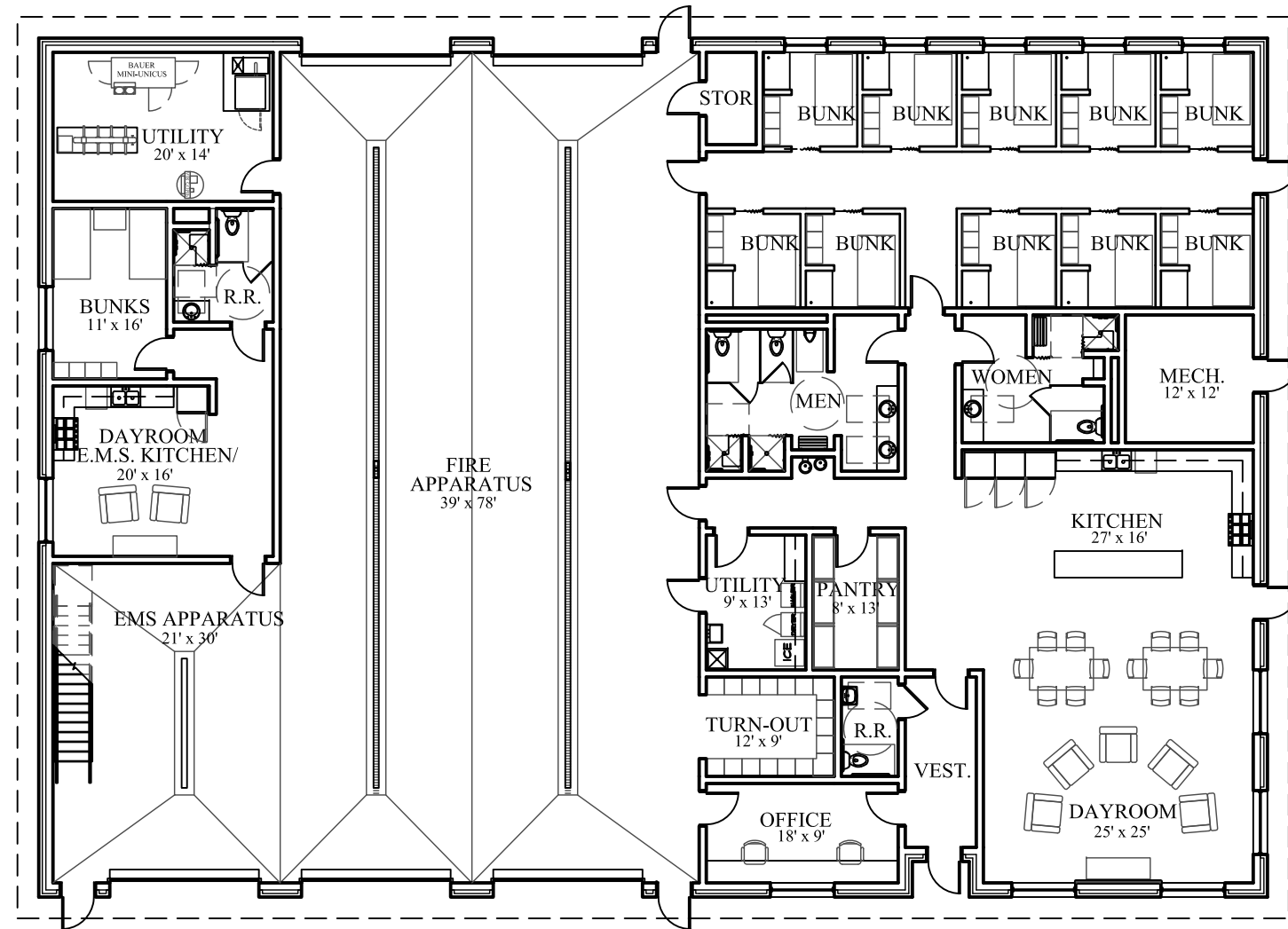
SOUTHWEST ELEVATION

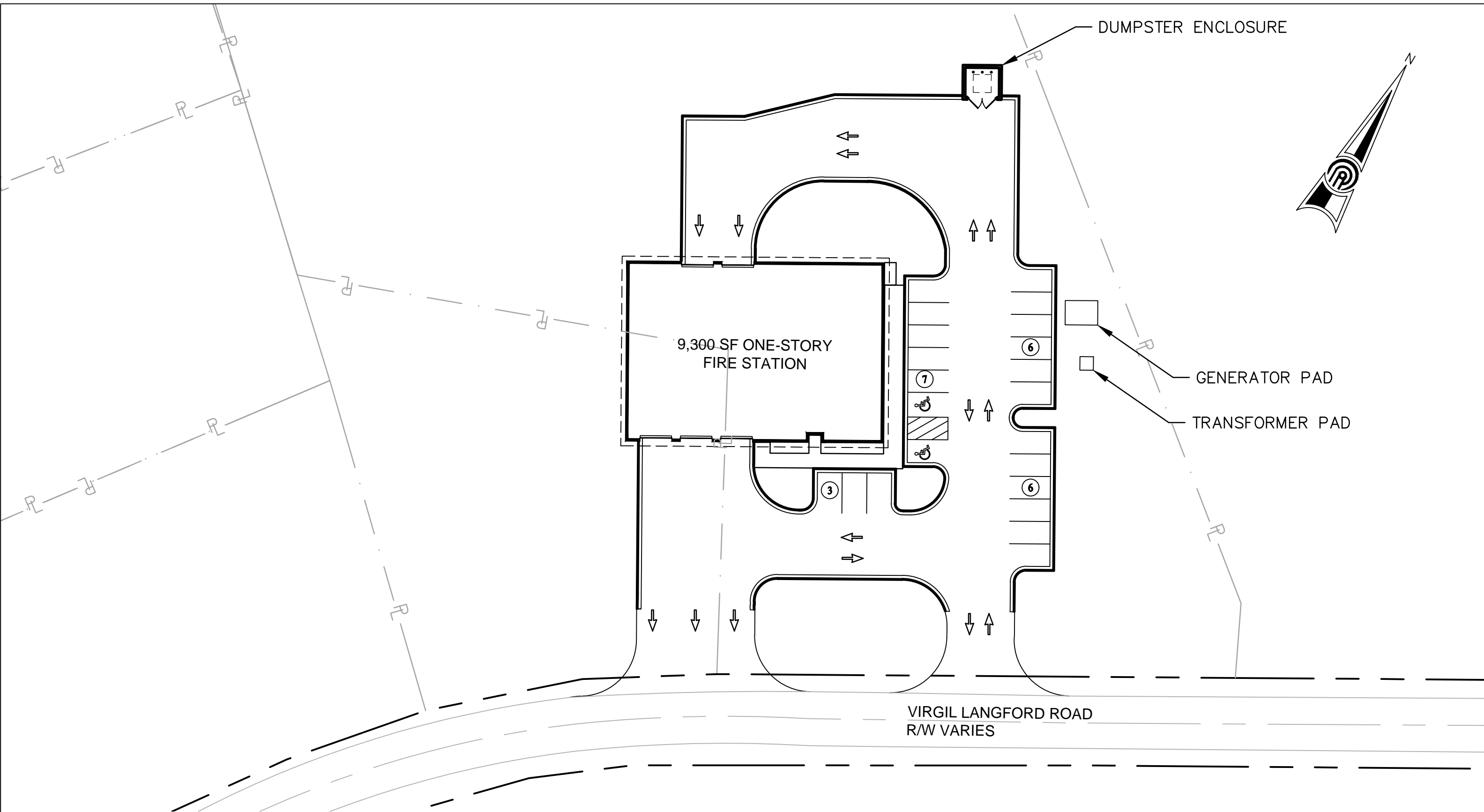


NORTHEAST ELEVATION



NORTHWEST ELEVATION





9,300-SF ONE-STORY
FIRE STATION

DUMPSTER ENCLOSURE

GENERATOR PAD

TRANSFORMER PAD

VIRGIL LANGFORD ROAD
R/W VARIES