



March 28, 2016

To: All Interested Parties

From: Litsy C. Pittser, Procurement Specialist
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, Florida 33157

Re: Request for Proposal (RFP) 1516-12-007
Design/Build Restroom and Storage

ADDENDUM NO. 5

Prospective Proposers,

This Addendum forms a part of the RFP Package Document issued on March 4th, 2016, with the amendments and additions noted below (deletions are shown by strikethrough and additions are underlined.)

Minutes from Pre-Bid Meeting:

Date: March 21st, 2016

Location: Community Room located next to the playground at Coral Reef Park
7895 SW 152nd Street, Palmetto Bay, FL 33157

Attendees:

Fanny Carmona, Parks and Recreation Director
Litsy C. Pittser, Procurement Specialist
Greg Martinez, Architectural Renderer
Danny Casals, Project Manager

Maria Garcia, Gurri Matute, P.A. – You guys need architectural work too or is it just contractor?

Respondent - Litsy Pittser – RFP is for Design and Build meaning that we have given you a concept of what we would like to have with two different projects either the storage container construction or a regular conventional construction the design is up to you to design and plan.

Carlos, Carivon Construction – Do you have the design criteria of this project, you have a concept, you have nothing you have less say for example you have a partition anyone come in and put plywood as a partition. You need to have specs, there is not lights, quantities, there is no nothing. There is no bathroom accessory, it's just an idea that you have, you need to have a design criteria exactly what you need to price.

Greg Martinez – I think if anyone will come in and put a plywood to divide a bathroom your probably not going to get the job, but with that being said...

Litsy Pittser – What we wanted to say is, we know we want X amount of fixtures, this is stated on the RFP, it up to you as the Contractor and on the RFP it says the best type of materials and also the longevity of the product. So, it is

up to you to decide what materials will be best to use, not a piece of cardboard and take into consideration the elements that are here, this is what type of material I need.

Carlos, Carivon Construction – Maybe saying cardboard plywood is wrong, let's say if I quote with plastic partitions and someone else comes with Formica there is nothing that states that we want Formica.

Fanny Carmona – Can I interject here for a minute, any questions that you may have we can come back to you later. We can address them with the Village Manager and get back to you. I do not want to give you any misleading answers.

Carlos, Carivon Construction – Well I have done six or seven of these and brought a sample of it if it helps.

Alex, Stonehenge Construction – I would like to know if you have a survey for this area or should I request that through email.

Greg Martinez – I spoke to Ed about that and that is something that the Company would request the survey.

Alex, Stonehenge Construction – Sorry I have another question, are they planning on extending the bid opening being that there is an Easter holiday and a lot of people will be out of town and also private schools will be out. Any entertaining on that idea just yet?

Litsy Pittser – After this meeting with the next addendum I will let you know. I believe we are at number three, I will find out if we can extend it knowing that there is a Holiday in between.

Susan Hernandez, BCC Engineering – To Piggy Back on Carlos's question, I think that the concern is that you want everyone to bid apples with oranges and if there is no specific idea of the exact thing that you are looking for part of the evaluation criteria is price and price based, but again there are not really telling us what you want so the bids can be all over the place which is kinda maybe not as fair to the contractors and not allowing you to get the best price as to what you are looking for so I think a specification criteria of exactly what you're looking for is just makes it a fair level equal playing field.

Litsy Pittser – Understood, we are going to go back and re-evaluate that okay?

Carlos – Carivon Construction – Did the City came up with the concept or did they hire an architect to come up with the design criteria which is usually what the owner does.

Litsy Pittser – What we did was basically we came up with a concept and this gentleman right here, did the initial renderings and floor plans and basic elevations.

Carlos -Carivon Construction – I see you want to use four forty foot containers but I am only seeing two that might be required, are these containers the steel containers that you are looking for? You have liked a sun deck and the floor is up and down is corrugated how can people walk up there? Simple things like that if you are looking to support a slab or a plate of steel welded plat. All these things I might come up with that idea or someone would come and say you know what they want a container, they'll have a container but people can't walk on top of it, you see all those things will need to be addressed. We don't know what we will be bidding and we will just be throwing a ball park.

Fanny Carmona – Everything that you are taking about is what we are asking you to give us. If we would have done it like you said we would have done a design and then a build. I will get you the right answer for that. This is just meeting we will let you know.

Litsy Pittser – If you look at the RFP it will state the best materials and up to code.

Carlos – Carivon Construction – Building code does not get into structures, no coverings on the walls and you will just have fixtures with exposed piping.

Litsy Pittser – That would be your design and we will give you the right answers.

Lazaro – State Contracting – I agree with him, I agree with a lot of things that they are saying we should have some parameters to go by in terms of being to bid apples to apples sorta speak ...as well as what you commented to us (Litsy Pittser) it is up to us to design but what he is talking about and Carlos is talking about is basically if you give us a kind of an outline...we are looking for this type of partition, this on the wall...it gives us an idea. Now my question in general I know this is price based but you also have an evaluation so assuming that you can't give us all the information that we are looking for and we all have different concepts and different designs the numbers could range drastically so when you are evaluating is that something that you will be looking at what design I came up with or he came up....it could be a wide spread...exactly.

Litsy Pittser – of course design and price will be a factor, we are not just looking at the lowest price, because the lowest price you can put cardboard and obviously it's going to be lower, so we are looking at the quality and then the price that goes with it.

Alex – Stonehenge Construction – I know there are two concepts, one standard build with CMU blocks and storage containers, why did they come up with the idea of storage containers? I think the storage container is a bad idea as far as being a steel structure is it something artistic, is it something different, it seems it will be more of an issue to retrofit doors and stack them, you don't want to buy used containers, there are containers out there for 5 years they are pitted and weathered, so I don't know why the container, was that an idea just asking.

Greg Martinez – decision to have that as one of the options was more as an esthetic artistic kinda thing and I know that there are quite a few architects that are building with shipping containers so, oh and you know it's a new thing, even some building are being built like that now, as far as what is you actually have to do to make them.

Lazaro – State Contracting I think it's a good idea to think outside the box, we have been trying to get something like this done but there is nothing in Dade-County that gives us any type of building parameters and anchoring these things together, there is nothing to by as code, will the City be able to see through this concept and it could be very time consuming if the City does not get involved. To go on a container type construction, to give us a code parameter.

Carlos-Carivon Construction – The questions is about the containers and I have consulted with companies that do that the question was is it a steel container if so that container can reach in the Summer over 110-120 degrees that no one will be able to go there even if you had fans. It didn't say anything about air conditioning.

Litsy Pittser – Obviously you have to have it insulated.

Greg Martinez – You bring up a good point I thought with passive vents and air conditioning it would be okay, I guess we will need to look into it. If you look at the plans there are some big vents on the sides, I thought that the cross winds would just be enough, but not.....

Carlos - Carivon Construction – On a CMU it would be enough, but a box of metal, it just keeps heating up and heating up, I would recommend scrubbing the whole container thing.

Vivian Blasco – Blasco Construction – I do not understand why we are debating on a design, that is basically everyone's own design and everyone will have different design and I am assuming that you look at each design and get which one best suits you and will see all the materials that we are going to select. So all of this is a done deal, it is based on your design, individual design and the general construction of the CMU building or come up with a huge price for the other building, it is everyone's prerogative you gave us two options and that is what we need to go by, and we will be listing all the materials out, so if we list plywood and he lists plastic it is up to you to decide what is better, basically the ultimate decision will be yours choosing the best design and the price.

Litsy Pittser – That is absolutely correct you have hit it on the nail, you also have to understand that this is an RFP its obviously subject to negotiate and discussing the pricing and the actual materials that are going to go into it.

Lazaro – State Contracting – Is there an estimated budget?

Litsy Pittser – We do now, I do not like to say X amount because I would like to see what you guys bring to the table, I do not want to discourage you. The City knows how much it would be to construct a 1024 sq ft building, we have an idea the cost would be, but like I said, we really do not have a set number

Alex – Stonehenge Construction - So the City has allocated monies for this project. So the project is going through, it is not just getting ideas or concepts.

Arvind – HP Consultants – I understand your idea not providing the budget so not to discourage but at the same time, if you tell what is your expected cost, it does not mean that you will award that but it will give people a good idea what you are going to charge even though, the quality of construction can vary tremendously you can look at that the value of the construction for materials and labor. If you provide the price, people will still give you their best ideas.

(End of Recording – Please note there were some dialogue that was said but I was not able to capture the name or the person did not state their name or was talking over someone....that conversation was not included.)

- **Litsy Pittser Village of Palmetto Bay** – We have extended the bid opening due to the holidays. **The new bid opening date will be Wednesday, April 20th 2016 at the same location and same time 3:00pm.**
- In order to clarify somewhat the confusion to bring forward a design and built, for a regular CMU building, look at the other restrooms in the park, see what materials are there, if we go with conventional building, I am sure that we would like the building to match the other ones that are already there.
- With the storage container built, we will all take this journey, if you are willing to bid, and get the job awarded to you, it will be great for us to have our first storage container build which is very common in other places but not South Florida, this would be a first. I guess we would enjoy this pioneering together.

Ms. Andrea Prieto from GC Works, Inc. submitted the following questions via email:

1. **Question:** Why are the bidding documents a draft?

Response: This is a conceptual design of what the Village of Palmetto Bay is asking for. The RFP requires design plans and construction, hence, a turnkey project.

2. **Question:** Do you have an estimated value for this project?

Response: The Village has an idea of what the cost will be to construct exhibit 1 and exhibit 2 but we would like the response to come from the proposers.

Mr. Oscar Pichs, LLC. submitted the following questions via email:

3. **Question:** What is the expected start date?

Response: We are eager to complete this project, but startup date will be discussed with the awarded contractor at time of negotiations.

4. **Question:** What is the preliminary budget for this project?

Response: The Village has an idea of what the cost will be to construct exhibit 1 and exhibit 2 but we would like the response to come from the proposers.

Mr. Carlos Hernandez, Carivon Construction Co.

5. **Question:** When is the actual pre-bid date? The information provided in Addendum #1 says the pre-bid meeting is on March 21, 2016 but there are responses as if the meeting already happened. Please provide clarification.

Response: The pre-bid meeting is on Monday, March 21, 2016 as stated on the top of this addendum. The questions and answers that you are seeing are contractors asking questions before the pre-bid meeting. This addendum is a continuation of addendum #1. After the pre-bid meeting you and everyone will receive addendum #3 post meeting.

Mr. Vilchez, Stonehenge Construction, LLC.

6. **Question:** We need the following information to request a bid bond:
 1. Liquidate of Damages
 2. Completion Time
 3. If available, approximate start date.

Response: As to item number 1 –Liquidate of Damages, Bond is based on the amount of your bid and the liquidated damages will be the cost of the project based on your proposal. As to item number 2 and 3 – Completion time, we would like to get this project started as soon as possible, since the open bid is April 4th 2016, we would like to have the Company selected by the following Council Meeting on May 2nd, once the company has

been selected, a notice of intent to award following negotiations leading to a signed contract will then need to be presented to Council on June 6th 2016 for approval. After that date, the project will commence and the timeframe for completion should be reasonable according to industry standards.

7. **Question:** We need clarification on the liability insurance requirements; on page 9 paragraph 3.13 from “Terms and Conditions”, indicate that the General liability to be \$ 3,000,000 combined single... On page 66 article 11 from “Contractual agreement”, indicate that the General liability to be \$ 1,000,000 combined single....

Response: The Contractual Agreement will always supersede.

8. **Question:** In reference to the aboveforementioned project we need clarification on the following subjects;

1. For project 2 – Container Building Structure – Are the containers to be use “New” or “Used”. Our concern is that the utilization of “used” containers will have structural degradation and corrosive problems on the long term. Please advise.
2. Will there be just one building? Either “Conventional” or “Container” please clarify.
3. Will you provide a Survey of the construction area?

Response: As per question number 1, all materials that will take part either in Project 1 or Project 2 needs to be new, durable, and of good caliber always with longevity in mind. As to question number 2. There will only be one structure. To question 3. At the mandatory pre-bid meeting you will walk the site where this project will go, as to survey, mapping and things of that nature, I will need to ask, I will have an answer for you at the pre-bid meeting.

Mr. Alejandro Duart, Stonehenge Construction (addendum 5)

9. **Question:** Conventional (Exhibit 1) is 1060 SF. Has (6 sinks/4 toilets) vs Container (Exhibit 2) is 1088 sf (8 sinks/5 toilets/2 urinals). These are two very different designs but should the bathroom fixture quantities be the same?

Response: Please note the measurements are correct on the proposal, 924 sqft if you measure the bathroom and storage as separate units, you are looking at it as a whole drawing, structure is more of an L-shape, same thing with the container build, the correct measurement is 1,024 sqft.

10. **Question:** The Container design depicts a spiral staircase, we also interpret from exhibit 2, that it appears to have a roof top open terrace with glass railings, is this correct?

Response: Yes, but we are looking for a metal spiral staircase.

11. **Question:** Would you like to have it incorporated into the conventional design?

Response: No.

12. **Question:** Is the intended use of the stair case and roof top, is it for staff or the public?

Response: It is intended for staff only.

13. **Question:** In the container design and if we carrier it over to conventional design, to comply with ADA requirements we would need to provide a person with disabilities access to the roof top as well, will this have an elevator or ramp? Please clarify.

Response: No, this will be strictly staff only.

14. **Question:** On page 4 and again on page 15 of the RFP list the Convention Design is 923sf and Container is 1024 sf, this conflicts with Exhibits #1 and #2. In addition, there is a difference of 28 sf between both designs. I assume we guide ourselves with the Exhibits Dimensions, I am correct to make this assumption?

Response: Please refer to the dimensions on the plan and addressed on Question 9.

15. **Question:** On page 4, you list a total of (5) containers and on page 15 you list a total of (9) containers...just an observation.

Response: The correct amount in total is (5) five, (3) 20' x 8' and (2) 40' x 8'

16. **Question:** What will the storage be used for on both designs, we ask this because of different fire requirements? Example: gas, fuel, lawn equipment storage vs tables, chairs and such.

Response: Please note that for both Exhibit 1 and Exhibit 2, storage 1 will be used for combustible materials, I have amended the renderings to illustrate where storage 1 is located.

17. **Question:** We are requesting the following information

1. Site Survey & Elevations of Coral Reef Park, indicating location of existing structures?
2. Soil Testing report? Perhaps the soil report from the existing adjacent batting cage to indicate soil conditions
3. Location of water service and electrical service, in which we are to tie into for proposed structure?
4. Location of existing sewer connection, in which we are to tie into the proposed structure, or will this be a septic tank?
5. An existing "as-built" site plan of Coral Reef, indicating the existing location of underground services, such as electrical, irrigation, sewer, water, etc.

Response: Please incorporate with your bid monies to include a survey and any testing needed. Coral Reef Park has been changed significantly since we did our last survey, we would not like to give you any incomplete or wrong information.

Mrs. Litsy C. Pittser, Procurement Specialist, Village of Palmetto Bay

Response: I encourage everyone to sign up with our new vendor registration program located on our website, on the right hand column under information, and click, register online now. I will send with this addendum an instruction sheet.

All other terms and conditions stipulated in the original Village of Palmetto Bay Request for Proposal shall remain in force. All addenda created will be incorporated into the final contract and must be acknowledged in all proposals. The form of acknowledgement is included and failure to sign and submit this form may result in your proposal from being rejected.

Thank you for your participation in our solicitation process.

Litsy C. Pittser, Procurement Specialist
Village of Palmetto Bay



Acknowledgement of

Addendum of Solicitation

Amendment/Modification No.: 5

Amendment of RFP No.: 1516-12-007

Title of RFP: Design/Build Restroom and Storage

Name of Proposer _____

Date Addendum Received _____

Total Pages of Addendum including Acknowledgement 8

Signature

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