



Oconee County Board of Commissioners

Addendum 2

DATE: April 30, 2021
TO: All Prospective Bidders/Offerors
FROM: Finance Director
RE: Addendum 2, RFQP# 21-04-017 Administrative Building Design & CMS

The following changes are to be incorporated into the solicitation documents dated **April 8, 2021**. All those receiving this addendum should modify their documents to show the below described changes.

1. Questions received regarding RFQP# 21-04-017 Administrative Building Design & CMS before the question deadline of 5:00 pm on April 26, 2021.

All questions shall be directed to the Owner Contact, Jessica Ellis, Procurement Officer via email to ocbids@oconee.ga.us .

- 1. Questions received regarding RFQP# 21-04-017 Administrative Building Design & CMS before the question deadline of 5:00 pm on April 26, 2021.**

Q1: In regard to Section I, subsection E, clause 5, we would like to gather clarification on the permissibility of a subconsultant being a part of the proposals of multiple bidders. Can a single firm which is not submitting their own proposal function as the subconsultant for multiple bidders for this project?

A1: Yes, participating as a subconsultant for multiple bids is allowed.

Q2: Is it the intent of this proposal to be limited to the Architectural Firms to design the building and provide bid documents for the county to solicit General Contractor Bids. Or is it the intent of this proposal to be for (Architect / General Contractor (Construction Manager) TEAM) to design and build the project?

A2: The intent is for the firm to design the building/site and assist with procuring a CMAR.

Q3: For Section II, General Terms & Conditions, sub-section AA – Are liquidated damages applicable to the services outlined in the RFPQ 21-04-017?

A3: Liquidated damages are not applicable in this solicitation.

Q4: For Section III, Scope of Services, Part 2, Heading 3, Firm Experience - some of our projects are not yet constructed however the design is complete. Will the County accept that as "successfully completed"?

A4: Yes, the County will accept those as successfully completed.

Q5: Can the County share the attendee list from the pre-proposal meeting? Will Oconee County select the design team solely on the basis of the qualifications of the team members and the interview?

A5: The pre-proposal meeting sign-in roster was posted via an addendum to our website on 4/23/21. The proposal review matrix is currently being developed.

Q6: It was stated at the pre-proposal meeting that the project budget was \$12,000,000.00. For clarification, is this the Total Project Budget inclusive of site development, building construction, FF&E and architectural and engineering services?

A6: Yes, that is correct.

Q7: Section I, E.1. Bid Submissions (page 7 of 45): Is it acceptable for all five copies (4 bound/1 unbound) of the submission to be in one sealed package, or is it anticipated that there will be five individually sealed packages, one for each?

A7: All 5 copies can be submitted in 1 sealed package.

Q8: Section I, K Insurance Requirements (pages 9 & 10 of 45): What is the required level of Professional Liability Insurance anticipated?

A8: A minimum \$1,000,000 is required for Professional Liability insurance.

Q9: Section III, Parts 2 & 3 (pages 25 & 26): What maximum scoring valuation will be assigned to each of the required components of the submitted Statement of Qualifications?

A9: The proposal review matrix is currently being developed.

Q10: Local Business Affidavit of Eligibility Form (page 34 of 45): As Local Business Initiative is not a requirement for the project per Addendum #1, Question #8, will this form still be required?

A10: Please omit The Local Business Eligibility form from the required County document checklist.

Q11: Is a CAD file of the survey available?

A11: A CAD file is not available.

Q12: Is the project site in the City of Watkinsville or Oconee County?

A12: The project site is in Unincorporated Oconee.

Q13: What is the Design & Construction Management Services contract that will be used for this project? We have not been able to find it noted in the RFP.

A13: Contract will be discussed with awarded bidder.

Q14: Are there any special uses or desired services for the building that may require specialty consultants outside of standard A&E?

A14: No there is not.

Q15: Will this project pursue LEED or Peach Energy Efficiency Certification, and if so, what level does Oconee Co. wish to pursue?

A15: It is desirable but will be weighed against cost differential.

Q16: Page 25, 5th bullet from the top: "Provide as-built drawings including architectural, finish schedule and all MEP systems." Is this statement requesting proposed as-builts of the storm water management, and site utilities and landscape or are you requesting the as-built only for the building and its systems?

A16: We are requesting all building plus stormwater and utilities.

Q17: Under Firm Experience #3 on Page 25 of the RFPQ, is each bullet point under Firm Experience a different deliverable or are all bullet points a part of the "minimum of three (3) similar projects"?

A17: A minimum of 3 projects are required. The 3 provided should be similar in nature as well as performed in the past 3-5 years.

Q18: Will you share a list of the proposers that will be opened on May 6th in an addendum?

A18: A bid tabulation will be posted to the County's website via an addendum.

Q19: Is there a proposed site layout or a more specific description of site scope so we can better define the civil scope?

A19: There is no current site layout; However, the layout should conform to topography and natural stormwater requirements.

Q20: From the pre-bid questions/answers it states that a survey has been completed but by the survey that was attached it appears that only a boundary survey has been done. Does a topographic/existing conditions survey exist and if so will it be made available in CAD format? If it does not exist does this need to be included in the proposal?

A20: One does not currently exist.

Q21: Will a lump sum, percentage or both be allowed on the bid form?

A21: Both lump sum or percentage are allowed.

Q22: Is the County interested in sustainability and if so what rating system and targets do they have, if known?

A22: The County is interested; However, changes will be weighed against capital outlay.

Q23: We assume our team needs to include MEP, Structural and Civil. Please confirm.

- Are there any specialty consultants the County is looking to hire (Landscape, Acoustics, Lighting, etc.)?
 - If so, will those consultants need to be under the Prime's team? Or will the County contract with them directly?

A23: Team needs to include the primary listed. Will also need interior space (office) planning.

Q24: It does not appear that a Geotech report exists. Does this need to be included in the proposal or will the county order this separately?

A24: Proposal should include the ordering of a Geotech Report.

Q25: Please confirm that the required forms can be included in the Appendix and therefore do not count towards the 20 page limit.

A25: That is correct. The required forms do not count towards the 20 page limit.

Q26: In Addendum #1, Q&A #16 requested a copy of the Geotech report. The only similar report that was provided was the Phase I ESA prepared 6/22/2019 by Dickinson Property Sciences, in which Section 4.3.4 Soils, Geology and Groundwater provides very general information; so, unless the County has a more comprehensive geotechnical investigation of the site – particularly in the vicinity where the building will be located – it seems that such an analysis will be needed for your project. If this is the case, are these services to be included in the architect's proposal at this time, or will they be procured under separate contract by the County?

A26: Proposal should include the ordering of a Geotech Report.

END OF ADDENDUM 2