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Design and Construction CAFT Facility Addendum #1

TO: Prospective Respondents and Other Interested Parties
FROM: The Village of Buffalo Grove Finance Department
ISSUE DATE: December 20, 2018
SUBJECT: ADDENDUM #1

Note: This Addendum is hereby declared a part of the original RFP documents and in case of conflict, the provisions in the following Addendum shall govern.

The following changes and clarifications shall be made to the RFP Documents for the Design and Construction CAFT Facility

Q1. The Request asks that we limit our response to 25 pages, but the topics we are required to address, in addition to resumes, forms, certificates, and the draft contract will amount to significant more than that limit. Are any elements of our response excluded from the 25 page limit?

A1. Certain portions of the response are limited to a number of pages, the forms and draft contract are not listed as part of the limitations

Q2. Cost is a significant component of the selection process, but very little information about the proposed building has been provided to allow us to understand the project requirements. How does the selection committee plan to determine if the bidders are proposing a true turnkey project or if the bidders are proposing a minimally functional structure while planning to submit large change orders for things that aren't specifically listed in the Request?

A2. The committee will use a combination of the proposal response and responses from references to make that determination.

Q3. There is no indication in the Request about the desired construction type or quality. Do you envision this facility being constructed of wood? Of steel studs? Of masonry and steel? (Given what happened to the last building, we'd recommend avoiding wood).

A3. This is a design build project, the Village expects the designer to provide the construction method given the project guidelines.

Q4. There is no place on the Schedule of Prices to address the vehicle storage or outside canopy. Are those to be excluded or included in our prices? Please note there is likely to be cost impacts to all five phases.

A4. Those costs shall be included in the Schedule of Prices, please use the attached worksheet to detail the breakdown of those costs.

Q5. There is no allowance within the proposed 1,600 square feet for wall thicknesses or circulation, nor do the restrooms appear to be included in the total area. Should we base our price proposal on 1,600 square feet, on a conceptual design you provide, or on a conceptual design that we provide?

A5. As this is a design build project, the conceptual design must be provided by your firm.

Q6. Are there any requirements for the performance of the mechanical/electrical systems of the building that we can use to estimate project costs?

A6. The facility should be temperature controlled, with appropriate electrical systems for a classroom, restrooms, kitchenette, and vehicle storage

Q7. Is furniture, communications wiring, and/or audio/visual equipment to be included in the pricing?

A7. Communications wiring shall be included

Q8. Will additional parking be required as part of this project?

A8. No

Q9. Does the Village know of restrictions on the site that would require permitting with the FAA, Illinois EPA, FEMA, Army COE, or IDOT division of Aeronautics as listed in the Request? These review and permits are extremely uncommon, not to mention of unpredictable duration.

A9. The Village is unaware of any such required permitting.

Q10. The schedule of 220 days from award to substantial completion is aggressive. There are two periods of review by the CAFT chiefs outlined in the Request on Pages 7 and 8, but the durations of those reviews is left blank. In addition, Page 9 discusses an two reviews by VBG staff, at 60% and 90% CD, that are not included in the schedule on Pages 7 and 8. What duration will those reviews require?

A10. The schedule of 220 days is correct, the durations are left blank, and that information is to be submitted by the Design/Build Firm with the proposal.

Q11. The Request allows up to three designs to be included in the response, but to produce three concept designs and use them in the pricing process will likely require more time than is available before the January 25th deadline. What level of concept design is desired and how will those designs be used in the evaluation process?

A11. The concept needs to convey the basic floorplan, building materials and elevation. Please submit one Schedule of Prices for each design concept, clearly denoting the corresponding design.

PROSPECTIVE RESPONDENTS ARE TO ACKNOWLEDGE RECEIPT OF
ADDENDUM #1. PLEASE INCLUDE AND NOTE THIS ADDENDUM IN YOUR
RESPONSE.

RESPONDENT: _____

SIGNED: _____ DATE: _____

TITLE : _____

Cost Worksheet

Phase I –Design Development Documents and Budget Development	
Base Cost	
Vehicle Storage	
Outside Canopy	
Total Cost	
Phase II - Draft DB Construction Documents - CAFT Facility Design	
Base Cost	
Vehicle Storage	
Outside Canopy	
Total Cost	
Phase III – Complete Stamped and Signed DB Construction Documents	
Base Cost	
Vehicle Storage	
Outside Canopy	
Total Cost	
Phase IV –Construction Cost	
Base Cost	
Vehicle Storage	
Outside Canopy	
Total Cost	
Phase V – Project Closeout	
Base Cost	
Vehicle Storage	
Outside Canopy	
Total Cost	