



Fulton County, GA

Department of Purchasing & Contract Compliance

April 23, 2014

Re: 14RFP92541K-JAJ Design/Build Services Fire Station # 15

Dear Proponents:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced Request for Proposal.

Except as provided herein, all terms and conditions in the Request for Proposal referenced above remain unchanged and in full force and effect.

Sincerely,

James A. Jones

James A. Jones
Assistant Purchasing Agent

Winner 2000 - 2009 Achievement of Excellence in
Procurement Award • National Purchasing Institute



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This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

1. Question: The General Conditions in the RFP refer to a Construction Manager. Please advise who the Construction Manager is (i.e. a Fulton County staff person or outside 3rd party)?
Answer: A Fulton County staff person will function as the Construction Manager.
2. Question: Will Fulton County perform geotechnical, soil and materials testing (i.e. concrete) independently during construction?
Answer: No. The County expects each team to do their due diligence on this project. The County' geotechnical report was for informational purposes only. All geotechnical, soil, materials testing and special testing will be performed as part of the Design/Builders team. Fulton County's Construction Manager will be provided copies of all reports.
3. Question: A 'schematic' drawing was referenced in the pre-proposal conference but does not appear in the RFP. Will this schematic drawing be provided?
Answer: The schematic drawing was provided as part of Addendum # 2.
4. Question: Will the site lighting (i.e. light poles) be provided by Fulton County or others?
Answer: Site lighting will not be provided by Fulton County or others. It is the responsibility of the Design/Builder.
5. Question: The sample Owner-Contractor Agreement references Oak Hill Child , Adolescent and Family Center and notes liquidated damages of \$1,500.00 per day. Please advise if liquidated damages will be in the contract for this project and the amount per day?
Answer: The amount of liquidated damages in this contract will be \$500.00 per day.
6. Question: Paragraph 00700-73 (Time of Payment) indicated that the contractor will be paid within 45 days following receipt of an approved progress estimate. This provision imposes a financial burden on many subcontractors who are under a "paid when paid" clause in their contract with the Contractor. Can the payment terms be revised to 15 days following the receipt of an approved progress estimate? This minimizes the time that the subcontractors have to carry cost on the project before receiving payment from the contractor-contingent on payment from the Owner(Fulton County).

Answer: County policy is to make payment within 45 days following receipt of an approved progress estimate.

7. Question: With this project being a design-build and the design is not complete; we cannot ascertain the amount of specific subcontractor trade values to determine the most responsive subcontractor at the proposal stage. Thus we would like to request that we not be required to submit the following forms with our proposal : Exhibit C- Schedule of Intended Subcontractor Utilization; Exhibit D- Letter of Intent to Perform as a Subcontractor or provide Materials or Service; Exhibit E- Declaration Regarding Subcontracting Practices(since our team will eventually subcontract out portions of the work and does not intend to self-perform all of the work; Form F- Georgia Security and Immigration Subcontractor Affidavit; Form G Utility Contractor' License.

Answer: All forms (Exhibit C, D, E; Form F, G) must be submitted with the proposal. If you have not identified sub-contractors, indicate to be determined (TBD) on the form. However, an estimate of the percentage of work to be performed by the prime proposer must be submitted with your proposal. Identify the design firm that the prime proposer plans to work with. If possible identify the major trades being proposed for the project. If a joint venture, the joint venture form must be completed in its entirety. Lastly, identify the A & E firm you will be working with on the project if the firm is not part of the joint venture.

8. Question: Has a detailed construction cost budget been completed for this project?

Answer: No detailed construction cost estimate has been completed for this project.

9. Question: Have Geotechnical Engineering & Environmental Consulting services been performed on the site.

Answer: A geotechnical report was provided with the RFP document. This report was for informational purposes only. No Environmental Site Assessment has been done on the property.

10. Question: Do site utilities exist for the Fire Station?

Answer: No

11. Question: Fire Stations are usually built to comply with emergency shelter code requirements. The County is requiring emergency power/fire sprinkler system and full emergency power backup generator system. Has the County allocated \$400,000 for Plumbing, HVAC, Building Electrical and Site Electrical?

Answer: It is the County' intent for the prospective Design/Builder to provide all labor and materials to meet all code requirements.

12. Question: Will FF&E materials be supplied by the owner?

Answer: No.

13. Question: Did you allow for design fees?

Answer: The County expects design and construction costs to be accomplished with the available funds as indicated in the RFP (1.1 Project Description)

14. Question: Have you considered the extra cost to convert the exterior from a commercial look to a residential look?

Answer: No. However, the County expects prospective Design/Builders to include the cost of the residential façade in their cost proposal.

15. Question: 14x14 Bi-fold Doors Motor Operated Prime Coat cost \$25,742.00 each without labor. Are these the doors that you are requesting?

Answer: The prospective proposer is expected to address the requirements and desired function of a fire station door.

16. Question: Has the site been cleared and ready for construction?

Answer: No

17. Question: Have any or all utilities been put in place? If not, which ones are missing?

Answer: The Design-Builder will be responsible for all plumbing up to the Cleanout located at the southwestern Right-of-Way of Cedar Grove Road on the north side of proposed drive leading to Cedar Grove Road. The Cleanout and the sewer outfall will be installed by the Fulton County Department of Water Resources (DWR). It is the responsibility of the Design-Builder to coordinate the exact location of the Cleanout with Fulton County DWR. Contact Ray Wooten at 404-612-7547 for the Cleanout location (copied from Addendum # 1). Placement of all other utilities is the responsibility of the Design/Builder.

18. Question: Is there a feasibility study available for review?

Answer: No

19. Question: Was there an independent estimate prepared by either a contractor or estimating firm?

Answer: No.

20. Question: Within the 800K project number listed in the documents, is the contingency part of or separate from the 800K?

Answer: Contingency is part of the total budget.

21. Question: Since this is a Fulton County project. Are any or all fees waived? If so, which ones?

Answer: No fees are being waived.

22. Question: Were there any previous owners of this property or has Fulton County always owned the property?

Answer: Ownership is held in Fulton County; the property was acquired By condemnation on May 5, 1976 and recorded in Deed Book 6510/Page 80 on May 14, 1976.

23. Question: Is there an Environmental Site Assessment for this site? If so is it available for review?

Answer: We have no documentation relating to an Environmental Assessment of the site.

24. Question: Does a Geo-technical firm need to be part of the design Team?

Answer: See question and answer # 2.

25. Question: It was mentioned that Special Inspections are required. Will that cost be covered by Fulton County?

Answer: No.

26. Question: At the meeting it was stated that the 800K was all the funds available for this project. How does the County (if needed) plan on dealing with section 00700-87 Changes in Work?

Answer: This section of the General Conditions explains how changes in work will be handled. In no way are we implying or by inference indicating that we anticipate any changes, in fact it's the County's intent to not have any changes in the scope of work.

27. Question: Is the testing and special inspection in the design/build contractor's scope?

Answer: Yes

28. Question: Reference Page 3-5, Section 3, Paragraph 1, last sentence. Please clarify what is intended by "include a minimum of five samples of architectural project images which address the design aesthetics and materials use.

Answer: Prospective Design/Build should provide examples of projects completed (equal or greater in size and building type as requested in the RFP) which demonstrates the firm's understanding and use of construction materials. In addition, it is desired that prospective firms provide sample projects which exhibit 'design aesthetics' related to the environment, demonstrated consideration of compatibility with the neighboring area and the utilization and incorporation of environmentally friendly materials.

ACKNOWLEDGEMENT OF ADDENDUM NO. 3

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Department of Purchasing & Contract Compliance, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the RFP due date and time **April 30, 2014, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 3, _____ day of _____, 20__.

Legal Name of Bidder

Signature of Authorized Representative

Title