

March 21, 2023

**Subject: RFP #2226-P: Construction Manager at Risk to Renovate School Building for  
Public Health Use  
Addendum #1**

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced Request for Proposals. You will need to consider this information when preparing your proposal.

1. **The proposal states that this is a Construction Manager-At-Risk project, but on page 9 it states that we are to provide Architectural and Engineering design services. We usually handle those two descriptions (Construction Manager-At-Risk vs. Design-Build) differently. I just want to be clear on what type of contract would be awarded.**

This will be a Construction Manager at Risk project with a Guaranteed Maximum Price. We want the CM to provide the A&E design services. The intention behind this is to ensure that constructability and budget are the drivers.

2. **Is the Surety bond which must be submitted with the proposal based on fees and General Conditions or on the \$10 million budget?**

After further consideration, a bid bond or surety bond should be provided based on the expected budget for the scope of works of \$10 million.

3. **Can you make the Phase 1 survey available?**

There is no information in the Phase 1 Environmental survey which is deemed important to the scope of the work.

4. **Do you have exiting drawings of the renovations that were done?**

No. We have a very limited set of drawings that are schematic and not to scale.

5. **Do you want a design partner presented in the proposal responses?**

Yes. Responders shall provide details / resumes of your proposed design professionals.

6. **Does the occupancy count in the RFP represent how many people you want per room or per square foot?**

No. This is for informational purposes only.

**7. Is there any possibility that there will be a modification to the stormwater retention currently in place?**

There are no plans currently to modify the existing stormwater management system.

**8. What is the anticipated schedule?**

A proposed schedule should be included as part of your bid return package. A detailed pre-construction schedule should be included – the schedule for the renovation works can be worked out once the scope of works has been defined.

**9. Please provide an employee count for each department that will be in the building.**

This information is not available – a programming exercise will need to be carried out by the Design Professionals to assess the needs of each department and how the building can be renovated to accommodate those requirements.

**10. Please provide a count of what types of rooms/offices are anticipated to be needed?**

See answer to question 9.

**11. How many anticipated visitors will there be to each department annually?**

Unknown information currently.

**12. On the outside windows, what are the upper panels made of?**

The material is undetermined. We suspect that the panels have asbestos in them.

**13. Do you have an asbestos report?**

No, we do not. We are going off information passed on to us from the Board of Education.

**14. Do any portions of the building need to remain open to the County during construction?**

The separate gym building will continue to be used during the project.

**15. Is there any lead paint?**

Potentially yes. We are planning on testing the building for lead paint.

**16. Is there a timeframe to use the federal funds?**

Yes. Federal funds must be encumbered by the end of 2024 and spent by the end of 2026.

**17. Does Davis-Bacon apply?**

Due to the category of American Rescue Plan (ARPA) funds to be used for this project, the County is not required to include a written provision in the RFP or the contract for compliance with the Davis-Bacon Act. However, whether or not the Davis-Bacon Act contains requirements that you would have to follow regardless of the funding source is a question you are advised to answer with the assistance of your legal counsel.

**18. How are the scope limits of the site defined? Expectation to review and modify full 14 acres?**

The expectation is that the buildings will be the primary focus for renovation.

**19. Are there any anticipated new parking spaces required?**

At this point we believe that the current number of parking spaces will be sufficient.

**20. Are the parking areas to be resurfaced only?**

Not known at this time

**21. New curb and gutters expected?**

Not known at this time.

**22. Any trees, shrubs, grass expected?**

Not known at this time.

**23. New stormwater retention system?**

We believe that that existing stormwater system is sufficient.

**24. Is a site utility survey to be provided?**

A site utility survey is not available.

**25. Are there existing electrical drawings, and can these be provided?**

Any existing drawings that can be found will be provided to the successful company.

**26. Is surface mounted conduit and power poles acceptable on the existing cmu walls that remain?**

Not known at this time

**27. Are there existing structural drawings, and can these be provided?**

Any existing drawings that can be found will be provided to the successful company.

**28. Are there existing architectural drawings, and can these be provided?**

Any existing drawings that can be found will be provided to the successful company.

**29. Restrooms are required to meet ADA above certain thresholds, is this expected?**

All the renovation is expected to meet current code and ADA requirements.

**30. Restrooms for each department or can they be shared access?**

The scope of work for the renovation project will be developed by the design professionals of the successful company. The main project driver is to provide an operational building within the set budget.

**31. Is the exterior facade to remain-as-is except for damaged areas, such as at the fascia?**

See answer to Question 30.

**32. Expectation for the exterior to be repainted?**

See answer to Question 30.



**33. Any sustainability requirements, such as low voc's for interior finishes?**

See answer to Question 30.

**34. Is it acceptable to reuse existing doors and hardware if in good condition and complies with egress?**

See answer to Question 30.

**35. Is a fire sprinkler protection system required?**

All the renovation is expected to meet current code and ADA requirements.

**36. If the ceilings are found in good condition, is it acceptable to remain in place?**

See answer to Question 30.

**37. How many occupants per department?**

The Design professionals from the successful company will need to carry out a programming exercise with each department of the DPH to fully understand the requirements.

**38. How many visitors to be expected per department?**

The Design professionals from the successful company will need to carry out a programming exercise with each department of the DPH to fully understand the requirements.

**39. How many offices per department?**

The Design professionals from the successful company will need to carry out a programming exercise with each department of the DPH to fully understand the requirements.

**40. How many cubicles per department?**

The Design professionals from the successful company will need to carry out a programming exercise with each department of the DPH to fully understand the requirements.

**41. What are the expected hours of operation for each department?**

The Design professionals from the successful company will need to carry out a programming exercise with each department of the DPH to fully understand the requirements.

**42. Is the existing kitchen area not part of scope? If so, please provide list of equipment requirements.**

It is expected that the kitchen will not form part of the scope.

**43. Can the bid due date be extended to allow time for complete review of all questions?**

No.

**44. What if any scope of work will be required on the outside of the building? (i.e., storm drainage, grading, paving, utilities, etc....)**

It is expected that the main scope of work will be focused on the interior of the building. Exterior works will be limited to mostly redecorations – no storm water or grading work is expected, potentially some small concrete flatwork and no utilities.

**45. Has an environmental study been complete on this building yet? If so, can some issue a copy of the report in the addendum.**

A Phase 1 Environmental Study will be provided to the successful company.

**46. Does the owner have a surety bond form that we should use? If not, will a standard AIA bid bond form be sufficient.**

Yes, the AIA bid bond will be sufficient.

**47. The RFP references an AIA A133 for CM services, however you have requested design services within the RFP. Can an AIA A141 be used? The AIA A141 is a standard agreement between owner and design-builder.**

Discussions on the most appropriate form of contract will be had with the successful company.

**48. Will you allow comments on the exhibit A? A few items will be competitively bid once the design is complete, or they will be included in a subcontractor's trade package.**

Yes. Comments on the Exhibit A are allowed. Any unpriced General Condition items that do not have any comments or explanations will be deemed to have been included.

**49. Will the owner provide the construction manager any as-builts of the existing structure?**

See the answer to Question 28.

**50. Has the owner had an environmental study completed on this structure yet? If so, can a copy be provided?**

See answers to Questions 3 and 45.

**a. If there are any material that will require abatement, will the owner hire an abatement contractor direct?**

An asbestos and lead paint survey are being carried out – any abatement work will be contracted directly with the County.

**51. Is the owner providing all the FFE design, procurement, and installation? If not, will the CM design partner be asked to provide design services for FFE?**

FFE design is not envisaged to be part of the CM package.

Received by (Name): \_\_\_\_\_ Company \_\_\_\_\_

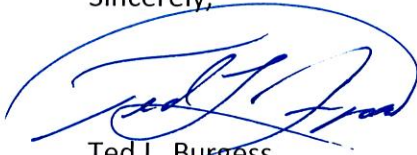
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

**Questions regarding this solicitation will be accepted until 3:00 p.m., Friday, March 24, 2023.** After that, we will not be able to respond to any inquiries about this project.

The opening date for this RFP has not changed. **The opening time and date are 3:00 p.m., Friday, March 31, 2023.** Proposals must be received by the Purchasing Department at the address above, Suite 204, at or before the opening date and time.

If you have questions, please contact Natasha Duggan, Contract Administrator at (770) 305-5150, fax (770) 719-5534 or email at [nduggan@fayettecountyga.gov](mailto:nduggan@fayettecountyga.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ted L. Burgess', is written over a large, loopy blue oval.

Ted L. Burgess  
Director of Purchasing