

December 9, 2024

**Subject: RFP #2506-P: Fayette County Multi-Use Recreation Building - CMAR
Addendum #1**

Gentlemen/Ladies:

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

1. Can you provide the approximate project duration or finish date for this project?

Response: The estimated timeline is as follows:

- Pre-construction / working up GMP - February to early May 2025
- Construction start date - June 2025
- Completion date - by end of 2026.

2. At the Pre-Bid meeting on the 3rd, I took note of Tim saying, "the bid bond needs to be based on your fee". However, on Page 6 of the RFP, it clearly states "You must include a bid bond with your bid, equal to five percent (5%) of the Construction Estimate." To clarify, will the bid bond be based off the 5% fee stated in the RFP, or on the General Contractor's fee.

Response: Please follow what it says in the RFP - 5% of the construction estimate.

3. Is the area where the former county pool that has been filled in suitable for foundation for new structure without any additional changes?

Response: We will be carrying out some testing of that area along with other soil testing once the CM is appointed.

4. Are there any abatement issues with the current structure that is to be demolished?

Response: The demolition of the existing structure will be carried out by the County. Abatement of some minor areas of asbestos has already been completed.

5. Please confirm that bid bond submission is based upon the general conditions cost of work plus the fee calculated based upon the \$20,500,000 estimated in the package.

Response: Per the RFP General Terms and Conditions - the bid bond should be 5% of the estimated construction cost of \$20.5M.

6. **Please confirm that no WASA or Fayette County Water Tap fees or any other AHJ fees are to be included in this proposal**

Response: Any utility fees will be included in the development of the GMP – no utility fees need to be part of this proposal.

7. **The proposal evaluation indicates that Technical Merit will be worth 60% and Proposal will be 30%. How is the other 10% evaluated? From other information it is assumed the Technical Merit is worth 70 points and Proposal Fee is worth 30 points. Please confirm.**

Response: The mention of 60% in the Technical Merit portion of the RFP is a typographical error. The maximum points shown for each of the five criteria total 70 points. This is the scoring mechanism that will be used.

8. **Can you provide more information on how the "variance weighted method" is calculated?**

Response: Per the proposal - *"The lowest offered price will earn the maximum number of points for the Pricing portion of the score. Proposals' price scores will be calculated based on the variance of their prices from the lowest offered price."*

The specific formula to be used is as follows:

$$\text{Price Points assigned} = 1 - \left[\frac{(\text{Vendor Price} - \text{Lowest Price})}{\text{Lowest Price}} \right] * 30$$

Where:

- Lowest Price = Lowest Proposed Price Received
- Vendor Price = Proposed Price from specified vendor
- Maximum Points provided for price = 30 points

9. **Will presentation evaluation criteria be provided for in-person evaluations, if required, prior to presenting? Could this information be provided as part of the RFP at this time?**

Response: The interview format will be as follows: Presentation by the proposing CM's based on their technical submissions within the RFP followed by interview questions from the panel.

Received by (Name): _____ Company _____

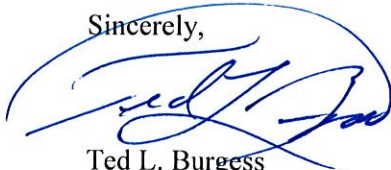
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

Proposals will be accepted until 3:00 p.m., Wednesday, December 18, 2024. Proposals must be received by the Purchasing Department at the address above, Suite 204, at or before this date and time.

The time allowed for questions has expired.

If you have additional concerns, please contact Michelle Sampson, Buyer & Contract Coordinator at (770) 305-5150, or email at msampson@fayettecountyga.gov.

Sincerely,



Ted L. Burgess
Chief Procurement Officer