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## *ADDENDUM*

December 9, 2020

### **ADDENDUM # 2**

**RFP 21A2, Thurmont Elem. School Limited Renovation Program Design Build**

**DUE DATE: December 14, 2020, prior to and no later than 11:00 A.M. at**

**<https://secure.procurenow.com/portal/fcps>**

This addendum is being issued to provide additions, corrections, clarifications and answers to certain questions raised referencing the original proposal packages and any resultant contracts for the above bid.

1. This Addendum includes the following attachment(s):
  - a. Questions with Responses (4 pages)

Thank you for your interest in bidding with Frederick County Public Schools and we apologize for any inconvenience this may have caused.

Sincerely,

*Kim Miskell*

Kim Miskell, CSBO,  
Assistant Purchasing Manager

KM/ab

cc: Adnan Mamoon, Director of Capital Programs, Division of Operations

## 21A2 Questions/Responses

1. Is this a state-funded project under IAC/DGS review?

Yes, this will be a state funded project.

2. Is there a sustainability requirement for this project, i.e., LEED/Green Globes?

No, there will not be a LEED requirement.

3. The cover pages states:

Bonds required: NO

MBE Requirements: NO

Please confirm that no bonds and no MBEs will be required for the entire Design-Build selection and execution of this contract. For example, will there be no MBEs required for design consultants and/or when bidding to subcontractors? Will a payment and performance bond not be required of the design-builder?

Bonds and MBE are not requirements of the Letter of Interest. MBE will not be required for the design consultants. However, the Design Build project will be state funded and Bonds and MBE Requirements will be required of the successful firm for the construction/renovation.

4. Would FCPS allow firms to respond on multiple D/B teams?

FCPS will require that the team proposed for LOI will be the same team to propose for the RFP, for Design Builder, and Architect of Record. These firms should not respond on multiple proposals. Subconsultants (MEP, AV/IT, Structural, etc.) could be on multiple proposals.

5. Would it be possible for us to view the forthcoming RFP or at least review the submission and scoring requirements? This information is paramount in determining how we form our team and align resources.

FCPS is still working on the RFP. However, the proposals will be scored on a 100-point basis as follows:

- a. Team's Experience (up to 60 points)

Can include but is not limited to the following: CM and Lead design firms' experience with FCPS, CM and Lead Architect's experience with K-12 projects in Maryland, CM and Lead Architect's design build experience and experience with similar projects.

- b. Quality of Letter of Interest submission (up to 20 points) Can include but is not limited to the following: Completeness and attention to detail and understanding of project.

- c. Adequacy of the Team (up to 20 points)

Can include but not limited to the following: Team members named and roles delineated

6. What form of contract and scope of work will be used by FCPS for contracting with the Design-Builder? Kindly provide a copy of these documents.

FCPS Plans to use AIA141-2014 As Modified by FCPS. This document will be provided to those who are invited to the second phase of the selection process and are invited to submit a technical and fee proposal.

7. What procurement type will be used for award? i.e. lump sum, GMP, progressive GMP, etc.

The award of initial design build contract will be based on Technical scores, and fee (Preconstruction fee, General Conditions, Design Fees, and Design Builder Fees). Once the design is complete, and bidding is done, the Design builder will be required to submit a GMP which will be the basis of A141-2014 Exhibit A – Design Build Amendment.

8. Regarding the subsequent technical and fee proposal:
  - a. Are the evaluation criteria available and can they be provided at this time?  
Evaluation criteria for the technical proposal submission during the RFP phase is being developed.
  - b. How much design will be required with the technical proposal?  
Design will not be required with the technical proposal.
  - c. What will be the format of the fee proposal (i.e. cost breakdown)?  
The anticipated format of the fee proposal of the RFP will be Preconstruction Fee, Design Fees, not to exceed General Condition cost, and Design Builder Fee).
9. Please advise whether or not this project will be constructed as a CMAR project? And, if not, what method will FCPS use for this project?  
This is a Design-Build Project.
10. Do you know if we are able to list more than one architecture firm as potential design partners? Only one architectural firm can be listed and cannot be changed later. The review of your Letter of Interest will be based on the design team that you present and the experience that design team brings to the project.
11. Please clarify if prevailing wage rate requirements are required for this project.  
This will be a state funded project, and will require prevailing wage for the construction work.
12. Please confirm if there are any MBE requirements for the design/build team.  
MBE is not required for the design build team. The construction work will have to meet MBE Requirements.
13. Please confirm any LEED or related sustainability certification requirements.  
It is anticipated that no LEED certification will be required.
14. Please clarify specifically which sub-consultants/engineers should be included in the proposal/Letter of Intent submission? For example, civil and foodservice are included in Page 3 of the RFP, but are not listed on Page 2.  
Civil, and Food Service Consultants will not be required.
15. Please clarify the extent of the AV/IT scope for the design/build team. Is this infrastructure only, or does it include equipment, interactive boards, etc.  
It is anticipated that some AV/IT equipment will be included in the scope.
16. Please clarify if permitting fees/tap fees/utility connection costs are to be carried by design/build team?  
These costs will be paid for by FCPS.
17. Will the shortlisted teams be able to access the existing building prior to the technical + fee submission?  
Yes.
18. Does FCPS intend to or anticipate advertising for solicit CM or Owner's Rep Services for this project?  
No. The project will be managed by FCPS In-house manager.
19. Will food service need to be included in this project?  
See response to question #14.
20. LEED certification required?  
See response to question #2 above.

21. Does this proposal have to be submitted by the architect only? Which includes the SF330?

Does the General Contractor and the Designer submit Team Qualifications? If so what does the general contractor need to submit with the letter of interest?

The proposal is to be submitted by the Design Builder (General Contractor/CM). The Design builder should use form A305, and Architect should use form SF330. The team should include Design Builder, and the design team including Architect, MEP Engineer, and other design consultants. The Design Builder should submit information about their firm, past experience with school projects, and past experience with Design Build Projects. See evaluation criteria listed under response to question #5.

22. Please clarify that a Kitchen Designer/Food Consultant is in the SOW?

See response to question #14.

23. On the SF330, should we submit 10 projects total or 10 projects from each team member company? Also, on Part I B., Should we list the Architects information for point of contact or the Contractor since they will be the prime?

On SF330 include 10 Projects for the Architect, and use Architect Point of contact. Use A305 for Contractor Qualification. Please provide at least 10 representative projects for the Contractor as well on form A305.

24. If shortlisted, what will the technical proposal consist of? Will any preliminary designs be required?

Technical RFP is still under development. Preliminary design will not be required.

25. Please advise if FCPS intends to issue a separate CM or Owner's Rep RFP for this project, or if these services will be provided by either in-house resources, or via existing IDIQ contract-holders?

See response to question #18 above.

26. The Request for Letter of Interest identifies the required SF 330 form for the design professionals but does not address the typically required A305 Contractor's Qualification Statement. As we participated in the last Letter of Interest for Oakdale Middle School Addition, this was identified as required per addendum.

Please identify the required contractor's documentation.

Please provide A305 Contractor Qualification Statement.

27. Page 3 of the RFP states to "utilize SF330 forms parts I and II". Is a completed SF330 form required separately for the Prime Contractor and Architect, or should one combined document be submitted that includes both firms?

If a combined form is required, how many projects do you want from the Contractor and how many from the Design team?

See response to Question 23, and 26 above.

28. Should the cover letter referred to on PDF page 3 (3rd full paragraph) introduce firm qualifications or include the full qualifications within the letter?

The letter should introduce firm qualifications, and the forms should be used to document the details.

29. Please confirm the SF330 Part I and II is to include the contractor's qualifications. Typically, this is only required for A/E firms. If the contractor's qualifications are not to be included in the SF330, please advise what format you would like the contractor's qualifications in.

See response to question 23, and 26 above.

30. Please confirm Bonds are not required for this project (noted in the MBP feasibility Study)?

See response to question #3.

31. Please confirm MBE participation is not required for this project (noted in the MBP feasibility Study)?

See response to question #3.

32. The RFP document sets a budget for the project at 8.3 million yet the FEA Feasibility study sets the project value at over 12.6 million. Which Is the correct project budget?

The project budget is \$8.3 Million, which includes all design, construction, general conditions, and design builder costs.

33. If the project budget is \$8.3 million what work scope is to be deleted from the MBP feasibility study?

We do not anticipate deleting any scope listed in the Feasibility study.

34. Are all the restrooms to be renovated and made to be ADA compliant? Or are we only disturbing the restrooms shown on the test fit diagram?

The test fit diagram is presented as an example only, and not to be considered final. The requirements for ADA compliance will have to be determined during the design phase based on applicable codes, and in coordination with AHJ.

35. Is there an AHERA log book for all hazardous materials? Can this be made available?

Yes. (We need to confirmation from Laura, but this is required by law for us to maintain).

36. What is the allowance value for the asbestos that will be disturbed during construction?

This is to be determined after the design is finalized. There is no separate allowance for asbestos removal, it is included in the project budget of \$8.3 M.

37. Due to the holidays, as well as the unanswered questions at this time, we hereby request a one-week postponement for the Letter of Interest due date.

The Letter of Interest due date will remain the same- December 14,2020 at 11:00 am.

38. When will the answers to all questions submitted on December 4<sup>th</sup> be released?

Wednesday December 9, 2020.