

Addendum No.1

Subject: Professional Design Services
Addition and Major Renovations
RFP-19002

Location: Rhawnhurst Elementary School

This Addendum No 1, dated 24th of September, 2019, shall modify and become part of the Request for Proposal. Any items not mentioned herein, or affected by, shall be performed strictly in accordance with the original documents.

1. RFP Section 8.0 (page 6) - Please clarify the number of new classrooms and small group instructions spaces to be constructed. The paragraph immediately under the heading "Goals" identifies the scope of work as consisting of "... (14) fourteen classrooms" and "the renovation of ten classrooms," while the first bullet point beneath this paragraph identifies the need to "construct an addition to include 16 classrooms plus 4 small group instruction classrooms."

Answer: The Addition and Major Renovation needs to provide 16 Classrooms and 4 small group instruction rooms, in addition to the existing classrooms.

2. RFP Section 8.0 (page 6) - Continuing from the above request, please confirm the number of classrooms to be renovated and whether this scope of renovations is associated with any specific classrooms. The first paragraph of Section 8.0 suggests that the scope of renovations is limited to 10 classrooms.

Answer: The existing building has a total of 14 classrooms, a computer lab and a library all of which are included in the classroom renovation scope of work.

3. Re: Annex and Trailer Structures – Please confirm that these existing facilities are to be demolished as part of the scope of work.

Answer: Confirmed.

4. Page 6 of the proposal quotes both 14 and 16 classrooms for the addition. Please clarify which number should be utilized.

Answer: Refer to answer number one.

5. Please confirm if MBE/WBE is 20%-25% or 10%-15% as shown in some other recent RFP's.

Answer: The M/WBE range for this project is 10-15%.

6. Will parking reconfiguration of the existing teacher's parking area be part of this scope?

Answer: The design consultant shall replace any features that are altered or impacted by the new design including parking striping.

7. Can the District provide location and size of the underground oil tank, and confirm if it is active or inactive?

Answer: Location of existing oil tanks will be provided to the successful proposer in the meantime please use the information contained in the Facilities Conditions Assessment included as Exhibit B in the RFP.

8. Please confirm that the construction budget is \$14,706,660.19.

Answer: The construction budget is being revised pending approval to: \$16,097,377.

9. Please confirm that the new addition will include 16 new classrooms and 4 small group instruction rooms.

Answer: Refer to answer number one.

10. The asphalt restoration, demolition of the existing modular and new pavement square footage are counted as land disturbance and will require stormwater management if completed at the same time. Will these items be part of the base scope of work?

Answer: All items shall be part of the base scope of work.

11. Should we supply a separate fee to provide stormwater management?

Answer: No.

12. Please confirm that the environmental services scope of work in Section 3.1 of the SDR is the responsibility of the School District and not the proposer.

Answer: Environmental Services Scope of Work and Specifications are provided by the School District. The proposer is responsible to review and coordinate with this work.

13. Question: We would like to tour the site again. Can you schedule a second site visit?

Answer: A second/final site visit will be on Wednesday, September 25th, 9:30am.

14. On page 6 of the RFP under Goals it says the addition will consist of 14 classrooms and will require renovating 10 classrooms. In the next paragraph it says the goals are to construct an addition to include 16 classrooms plus 4 small group instruction classrooms. Please clarify.

Answer: See response to question 2 above.

15. Question: Please confirm that the scope of Landscape Architecture services described under section B. III. F Greening and Play Allowance on page 6 of the SDR is accurate and required for this project.

Answer: If the site disturbance for developing the building and removing the annex can remain under the threshold of triggering stormwater management then the Greening and Play allowance must be deleted. If the site disturbance with the Greening and Play Allowance remains under the threshold, then this remains as a goal. If site disturbance exceeds the threshold regardless, then it remains a goal.

16. Are there any recent site surveys available?

Answer: No.

17. Is there interest in including a green roof on part of the addition?

Answer: No.

18. Is there a LEED goal for this project?

Answer: SDP reserves the right to seek LEED certification as part of this project.

19. Will the SDP be hiring a CM for this project?

Answer: No.

20. There is a reference in the Scope Determination Report about building on the Southwest corner of the building and making a connection to the boiler room level. Is making such a connection to the boiler room a project goal?

Answer: A connection to the existing building is a project goal. Design consultant shall develop their own approach of such connection.

21. There is a statement in the Scope Determination Report that there is no room for dedicated Art or Music classrooms. Is it the intention of the project to dedicate rooms to those purposes? If so, how many and for what uses?

Answer: No.

22. Please confirm the construction budget – we assume that the RFP supersedes the Scope Determination Report?

Answer: See previous response to question 8.

23. Is full mechanical piping replacement included and budgeted as part of this project? There appear to be two approaches that are outlined in the Scope Determination Report.

Answer: Yes.

24. Sprinklers will be required for new work. Can you clarify whether the district is budgeting and considering installing sprinklers in the entire existing building as well?

Answer: The design consultant shall design according to building code requirements.

END OF ADDENDUM NO. 1-