



# Department of Purchasing & Contract Compliance

*Cecil S. Moore, CPPO, CPPB, CPSM, C.P.M., A.P.P*  
*Director*

Fulton County, GA

April 27, 2011

**Re: #11RFP031411K-DB**  
Design/Build Services for the Oak Hill Child, Adolescent and Family Center

Dear Proposers:

Attached is one (1) copy of Addendum 5, hereby made a part of the above referenced #11RFP031411K-DB; Design/Build Services for the Oak Hill Child, Adolescent and Family Center.

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

Sincerely,

*Darlene A. Banks*

Darlene A. Banks,  
Assistant Purchasing Agent

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



**#11RFP031411K-DB**  
**Addendum No. 5**  
**Page Two**

ACKNOWLEDGEMENT OF ADDENDUM NO. 5

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Purchasing Department, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the RFP due date and time **Monday, May 9, 2011, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 5, \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Legal Name of Proposer

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title

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

The due date for this RFP has been **changed** to Monday, May 9, 2011; same location and time as stated in the solicitation.

**Q&A/Clarification**

**Question:** This is a design/build project. Based on the RFP, is the design portion included in the 275 calendar days?

**Answer:** All phases of the project are included in the 275 days.

**Question:** Is the approval process by Fulton County included in the 275 calendar days? Is there a timeframe established for the approval process for the schematic design, design development, and construction documents?

**Answer:** All phases of the project are included in the 275 days.

**Statement:** The project is existing and renovation. Please provide copies of the existing drawings for all eleven buildings and the site plan so that current quantities can be established for bidding purposes.

**Answer:** Development of any necessary existing condition plans will be the responsibility of the successful bidder.

**Question:** Since you provided the building square footages, can you also provide the linear foot building perimeters and buildings heights?

**Answer:** No and any square footages or measurements that have been provided are not guaranteed.

**Question:** What is the acreage of the site for the limits of construction or scope of work?

**Answer:** To be determined by the successful vendor.

**Question:** Is there going to be a descriptive narrative written for the MEP systems?

**Answer:** If necessary it will be the responsibility of the successful vendor.

**Question:** What is the owner's preference for the HVAC systems? We are assuming a DX cooling system with gas or electric heat. Please provide the owner's desired system.

**Answer:** The owner does not have a preference at this time. It is the responsibility of the successful vendor to present building system options to the owner with pros and cons associated cost and other considerations.

**Question:** Does the owner have a specific controls/EMS/DDC vendor? We would recommend stand alone programmable controls which will be the most economical.

**Answer:** Not at this time.

**Question:** It seems as though we need to plan on a full kitchen in Cottage 3. Is this correct?

**Answer:** A full kitchen may or may not be required.

**Question:** Cottage 3 currently has a full size kitchen. We assume that all ventilation systems and hood will be replaced. Is this correct?

**Answer:** This will be determined by the successful vendor.

**Question:** Will Cottage 3 be the only building requiring a kitchen?

**Answer:** It may or may not.

**Question:** Will the buildings require fire sprinklers?

**Answer:** A fire suppression system will be required.

**Question:** The Feasibility Study in Appendix 1 states that the "initial phases of the renovation will include a comprehensive facility assessment to be conducted by an external engineering company"...and "the initial phase of the assessment will include a full-fledged environmental review." Has the facility assessment and/or the environmental review been completed, and if so will we be able to review the information prior to the RFP due date?

**Answer:** These requirements are to be determined and performed (if necessary) by the successful vendor.

**Question:** Will the \$6.75M be fully-funded or will funds be allocated over time? If allocated over time, what is the proposed timetable for allocation of funds (in years and amounts)?

**Answer:** The owner's available funds, for this contract is \$6,750,000.00.

**Question:** Is the property on sewer or septic?

**Answer:** The determination and location of all utilities will be the responsibility of the successful vendor.

**Question:** Is there historic value to any of the structures or can some of the structures be demolished if termite damage or renovation is deemed too costly?

**Answer:** All structures have historical value. However the historical value does not mean that it may or may not be demolished.

**Question:** Has the Georgia Department of Transportation been contacted regarding access to the site and the potential increase in the daily traffic. Does GDOT require the construction of either right or left turn lanes as part of this project?

**Answer:** This determination is the responsibility of the successful vendor.

**Question:** Has any of the Asbestos/Hazardous Material been abated in the structures as noted in the 2002 report attached to addendum 4.

**Answer:** This is unknown.

**Question:** The RFP contains the same outline program for approx. 12,000 net sf. of medical offices and support services. This program also mentions 20,000 sf. of total built area. Other sections of this RFP mention references to the existing cottages on site. The Adamsville addenda ended up with an unspecified program requirement for 28,000 sf. Can you clarify/list what the county's priorities would be for the various program elements?

Can you quantify the required elements (offices, programs, staff, etc...) that are planned for the facility?

**Answer:** Below can be used as a general guideline; however, the programming will change as the project design is developed by the successful vendor.

1. Pediatric Medical Building to include 4 dental operatories, 8 exam rooms and 12 medical offices
2. Service Center Space for WIC, Immunizations, Teen Clinic
3. Administrative/Program Space and Offices for Youth Programming 20-30 offices and cubicles
4. Education Center Multiple Rooms Varied in Size to Accommodate from small groups of 10 to Large Groups of 100
5. Child Care Drop Off Center
6. Library Reading Room could be connected to any of the building
7. Gym Renovation
8. Swimming Pool renovation

**Question:** What is the size and depth of the existing swimming pool?

**Answer:** Verifying any necessary dimensions is the responsibility of the vendor.

**Question:** Are there any specifications on the desired building finishes?

**Answer:** No.

**Question:** The cottages were renovated 13 years ago. Who performed the renovations?

**Answer:** Not known.

**Question:** Are there going to be any termite reports? If so, will they be given to the awarded contractor?

**Answer:** Not available.

**Question:** Is the County requiring the bidding teams to include “as-built” documentation and verification as part of their bid pricing?

**Answer:** As required for the delivery of the project.

**Question:** Is the County going to provide a site survey and site utility locations to the awarded team?

**Answer:** No

**Question:** Will there be any electrical narratives issued?

**Answer:** This is the responsibility of the successful vendor.

**Question:** Due to the compressed nature of the project schedule, has the County engaged the County permitting agencies to alert them to the accelerated response needed from them to complete this project?

**Answer:** No.

**Question:** Will any relief to the schedule be granted should the permit and/or Owner approval process extend for an unreasonable amount of time through no fault of the Contractor?

**Answer:** Claims of delay will follow the terms required in the RFP.

**Question:** Reference Addendum No. 2, Section 6 (page 6-1) of the RFP. The section requires submission of a Utility Contractor License at the time of submission. However, because the design and procurement of subcontractors will not be finalized at the time of proposal submission, we cannot ascertain who the subcontractors will be at this time. Please advise if this can be submitted at 60% of the design completion stage.

**Answer:** No, it is due at proposal submission for design subcontractors.

**Question:** Reference Addendum No. 3, Page 3 of the RFP: The Addendum states that Exhibits A – F must be submitted at the time of proposal submission (Design Phase) by the Prime Contractor. Conflicting with this is the requirement is the requirement for the Prime Contractor to submit Exhibits C, D, and E in the Construction Phase (at 60% of Design Completion). Hence, because the design and procurement of subcontractors will not be finalized at the time of proposal submission, we cannot ascertain who the subcontractors will be at this time. Can we submit (only) Exhibits A and B at the proposal submission time and then submit Exhibits C and D at the Construction Phase? If Exhibits E (Declaration Regarding Subcontracting Practices) and F (Joint Venture Disclosure Affidavit) do not apply to our firm do we have to submit the forms?

**Answer:** No, you must submit the compliance exhibits as outlined in Addendum 3 for EACH phase. If Exhibits E and F do not apply, submit the forms indicating Not Applicable (N/A).

**Question:** Reference Addendum No. 3, Page 3 of the RFP: The Addendum states that Exhibits A, B and D must be submitted at the time of proposal submission (Design Phase) by the Subcontractor. Conflicting with this is the requirement is the requirement for the Subcontractor to submit Exhibits A, B, and D in the Construction Phase (at 60% of Design Completion). Hence, because the design and procurement of subcontractors will not be finalized at the time of proposal submission, we cannot ascertain who the subcontractors will be at this time. Please advise if this can be submitted at 60% of the design completion stage.

**Answer:** No, you must submit the compliance exhibits as outlined in Addendum 3 for EACH phase.