



Department of Purchasing & Contract Compliance

July 11, 2012

Re: **#12RFP83277K-JD – Architectural and Engineering Services for Fulton County Government Center Waterproofing**

Dear Proposers:

Attached is one (1) copy of Addendum 4, hereby made a part of the above referenced **#12RFP83277K-JD – Architectural and Engineering Services for Fulton County Government Center Waterproofing**.

Except as provided herein, all terms and conditions in the **#12 RFP83277K-JD – Architectural and Engineering Services for Fulton County Government Center Waterproofing** referenced above remain unchanged and in full force and effect.

Sincerely,

Joyce Daniel

Joyce Daniel, CPPB
Assistant Purchasing Agent

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



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

Response to Questions:

General

1. Pursuant to the ongoing question of indemnification for work that can't be accurately quantified, SL-S would like to know if the County would be willing to share in the cost of a "Project-Specific" insurance policy to cover the conditions, many of which are not known and cannot be known until a full in-depth investigation can be started and evaluated?

Response: The Insurance requirements for the subject solicitation do not require the contractor to provide a "Project Specific" insurance policy. As such we would not be willing to share any cost to the contractor to procure said policy.

It is becoming fairly obvious that the hesitance of many reputable entities to engage in this process is owing to the fact that the Indemnification Clause is not fair and equitable.

Response: Questions or statements regarding Fulton County's Indemnification Clause will have to be addressed by the County's legal department. At this time the Indemnification Clause shall remain in effect as stated in the RFP solicitation.

2. The RFP requests a lump sum overall fee for the project. However, it is noted that the scope of the project will not be defined until the selected team's re-assessment of the building and that the design of remedial efforts will be done in phases. Is it safe to characterize the lump sum fee that has been requested by Fulton County as, in actuality, a 'Not to Exceed' number under which tasks will be priced based on the team's hourly rates once scopes are defined in the re-assessment of the building (similar to an IDIQ contract)? If so, will Fulton County amend the RFP to reflect this characterization?

Response: The RFP **did not** request for a lump sum overall fee for the project, instead, the County requested for the proposer personnel hourly rates for each staffing position to be used in performing the required scope of work. Refer to Exhibit 2 in Addendum 1.

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3. Will the hourly rates submitted by the team apply to just the first year of the contract, or for all three years of the contract? If they apply to all three years, should teams submit their fees with the rates adjusted for the averaged escalation/inflation anticipated for the three year period?

Response: The hourly rates submitted by the proposer for the first year will also be used for the renewal options.

4. Is Fulton County required to receive three (3) bid proposals for this RFP? What is the award process if less than three (3) proposals are received?

Response: Will be provided by County Purchasing Department.

Re-Assessment Phase

1. Will the building re-assessment occur all at once at the start of the project, or will it be phased similar to the design and construction work? If the re-assessment is to be phased, can Fulton County define which areas of the building are to be re-assessed in the first year of the contract?

Response: The building re-assessment will be phased as directed by the County and the defined areas will be provided upon contract award.

2. Should testing for mold be included in the scope of the re-assessment efforts? Should this testing also include testing of the building's mechanical ductwork?

Response: The testing for mold and all other environmental hazards will not be part of the scope of work. However, the County will perform these services when it is necessary.

3. Should the re-assessment of the building include exploratory activities to determine whether roof and terrace drains are functional?

Response: Yes. The functionality of the drainage systems in its entirety will be part of the scope of work.

4. Does any asbestos testing of the EPDM roof areas need to be included within the scope of the re-assessment phase?

Response: Testing of ACM (Asbestos Containing Materials) will be performed by the County.

Design Phase

1. The existing stucco walls contain numerous cracks and open joints. Should the design include removal or repair of this item?

Response: The design solutions to remediate all possible water penetrations to make the building water-tight will be part of scope of work.

2. The existing flat roof areas don't have secondary drainage systems (overflow drains or scuppers). Should the design include upgrading drainage system at each roof area?

Response: The functionality and upgrade to the existing drainage system will be part of scope of work.

3. We were informed that the existing louvers installed over the skylights are not operational. Should the design include removal of these louvers entirely?

Response: The condition of the louver over the skylights should be assessed and a recommendation can be provided to the County for decision.

Commissioning Phase

1. Should the team include an Envelope Commissioning Agent, a Systems Commissioning Agent, or both?

Response: Only Envelope commissioning agent will be required.

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ACKNOWLEDGEMENT OF ADDENDUM NO. 4

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Department of Purchasing & Contract Compliance, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the RFP due date and time **Monday, July 16, 2012, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 4, _____ day of _____, 2012.

Legal Name of Bidder

Signature of Authorized Representative

Title