



**Henry County
Purchasing Department**
140 Henry Parkway, McDonough, GA 30253
Phone: 770-288-6027 Fax: 770-288-6047

Website: henrycounty-ga.com/purchasing

ADDENDUM #2

Issued July 1, 2020

RFP # 21-04

Design-Build Services for a Police Precinct and Fire Station #6

Due Date and Time: July 8, 2020, 3:00 PM

The following items take precedence over referenced portions of the documents for the above-named project and in executing a contract, will become a part thereof. Where any item in the documents is supplemented hereby, the original requirements will remain in effect. All supplemental conditions will be considered as added thereto. Where any original item is amended, voided or superseded hereby, the provisions of such items not so specifically amended, voided or superseded will remain in effect.

This Addendum #1 must be signed and attached to proposal to acknowledge receipt of Addendum.
Failure to acknowledge any addenda will result in a non-responsive bid.

Company's Name

Date

Authorized Representative's Name

Authorized Representative's Signature

REVISIONS:

The following statement is to be deleted from Section 1, Part B

8. Alterations of Solicitation and Associated Documents

Alterations of County documents are strictly prohibited and will result in automatic disqualification of the proposer's solicitation response. ~~If there are "exceptions" or comments to any of the solicitation requirements or other language, then the proposer may make notes to those areas, but may not materially alter any document language.~~

The following is to be added to the Scope of Work:

The awarded vendor is required to provide (2) flash drives with a complete set of As-Built drawings and Close-Out Documents including Detention Pond survey and certification; the Henry County Water Authority also requires a PDF and CAD file As-Built of all water, sewer, and fire lines installed and verified by survey.

Furniture for the Police Precinct and Fire Station is Owner provided.

Gear lockers (total of 24), bunk room lockers (eight sets of 3 lockers), shelving in the pantry and storage rooms for the Fire Station are Design/Builder provided.

The following is to be included in Section II B Insurance Requirements (Insurance Requirements for this bid are listed on pages 17-19)

Builder's "All Risk" Insurance

In the event the contractor is performing construction services under the contract, contractor shall procure and maintain "all risk" builder's insurance, providing coverage for the work performed under the contract, and the materials, equipment or other items incorporated therein, while the same are located at the construction site, stored off-site, or at the place of manufacture. The policy limit shall be at least 100% of the value of the contract, including any additional costs which are normally insured under such policy.

RFP #21-04
Design-Build Services for a Police Precinct and Fire Station #6
Questions and Answers

1. **Question:** The Scope of Work for the Fire Station does not include a Training Room which seems to be included in some of the other fire stations. Does this Fire Station No. 6 need a Training Room?...like No. 16...not sure if No. 8 has a Training Room.
Answer: No.
2. **Question:** Can an electronic copy of our response be submitted in lieu of hard copies due to COVID-19?
Answer: As per the RFP on page 3, The following items are to be submitted:
 - **One (1) unbound clearly marked “Original,” of the proposal documents**
 - **Six (6) bound complete copies (not to exceed a 1/2” capacity ring binder) identical to the original proposal documents, and**
 - **One (1) digital copy in PDF format on a USB flash drive identical to the original proposal documents. The USB flash drive should be labeled with the RFP number and proposer’s name.**
 - **If required – One (1) original “Cost Proposal.” *The Cost Proposal is to be submitted in a separate sealed envelope and marked “Cost Proposal.”***
3. **Question:** Does the County have an anticipated Start Date?
Answer: Immediately following review committee recommendation and award by the HCBOC; estimated September/October 2020.
4. **Question:** Please confirm that the \$50,000 cash allowance is an Owner Contingency?
Answer: Yes.
5. **Question:** How large is the site in terms of acres?
Answer: Parcel #025-04004006 is 13.14 acres.
6. **Question:** Are public utilities readily available at the site – power, water, gas and sewer?
Answer: Yes.
7. **Question:** What is the building set back?
Answer: This property is zoned C-3 and is in the Highway Corridor Overlay District. Please see the attached C-3 Development Standards and Highway Corridor Overlay Ordinance.
8. **Question:** Will police precinct and fire station be built simultaneously?
Answer: Yes.
9. **Question:** Can you please provide us with any available Geotechnical Report(s) for the site?
Answer: No. Geotechnical borings/report will be part of the Design/Build scope of work.
10. **Question:** Can you please confirm whether materials testing will be by Design-Builder or by Owner?
Answer: Owner.

11. **Question:** Can you please clarify where the work of our contract ends and the Fairview Road ROW improvements (which we understand are under separate contract) begin?
Answer: **Tie in Entrance/Exit to Police Precinct and Fire Station #6 including accel/deceleration lanes to existing Fairview Road.**
12. **Question:** Can you please clarify what tie-in work at Fairview Road will be included in our contract?
Answer: **Tie in Entrance/Exit to Police Precinct and Fire Station #6 including accel/deceleration lanes to existing Fairview Road.**
13. **Question:** Can you please provide the plans for the Fairview Road ROW Improvements so that we can coordinate with that work?
Answer: **Please see attached Fairview Road concept layout.**
14. **Question:** Can you please clarify whether a generator and ATS is required at the Police Precinct building?
Answer: **No generator or ATS is required at the Police Precinct.**
15. **Question:** It appears that this site may have had a light industrial use in the past. Has an environmental assessment or hazardous material assessment been performed? If so, can you please provide us with the report(s)?
Answer: **No.**
16. **Question:** Is a "hardening"/reinforcement for natural disaster of any portion of either the Fire Station or Police Precinct buildings required?
Answer: **No.**
17. **Question:** Is site security fencing required? If so, can you please clarify the extents required?
Answer: **No.**
18. **Question:** The RFP, Pages 20-21, Section III, Part A (4) states to submit brief resumes of each key team member including, among others, "Major Subcontractors." Since this is a design-build project where the design will not be complete at the time Design-Builders respond to the RFP, we believe that the County would receive better pricing if subcontractor selection does not occur until the project has been designed. Can the requirement to list Major Subcontractors be waived?
Answer: **No.**
19. **Question:** RFP, pages 14 and 16 state "Low Voltage" at the Police Precinct and Fire Station are by Owner. Can you please clarify what Low Voltage work will be performed by Owner and what Low-Voltage work will be by the Design-Builder? Is Owner furnishing and installing all Low Voltage work, with Design-Builder only responsible for furnishing and installing conduit and pull strings? Is Owner furnishing and install the Controlled Access (Card Readers) work? Is Owner furnishing and installing all Fire Alarm System work? Is Owner furnishing and installing all Audio-Visual System work? Is Owner furnishing and installing all Intercom work? Is Owner furnishing and installing all Security Camera System work? Is Owner furnishing and installing all Television / Cable TV / Satellite TV System work?
Answer: **Owner is installing low voltage for all Television/Cable TV/Satellite TV System, and Radio Equipment. Design/Builder is responsible for the Controlled Access (SALTO Card Readers) and Fire Alarm System. There will be no Audio-Visual or Security Camera System.**

20. **Question:** Can you please clarify how many low voltage boxes will be required in the Fire Station building and the Police Precinct building?
Answer: **Approximately 25 for the Fire Station and 15 for the Police Precinct.**
21. **Question:** Can you please tell us the anticipated project design start date and anticipated project construction start date?
Answer: **Immediately following review committee recommendation and award by the HCBOC; estimated Design start September/October 2020; estimated construction early 2021.**
22. **Question:** The IBC now requires critical emergency operations centers in areas where shelter design wind speed for tornados is in excess of 250 MP, in accordance with ICC500, be provided with a storm shelter designed in accordance with ICC-500. These facilities are not located in this high wind zone, however, does the County wish to include a storm shelter in either the police precinct or fire station?
Answer: **No.**
23. **Question:** Should the storm water design take into account any future development on the site?
Answer: **No.**
24. **Question:** RFP, Page 22, Section III, Part B states to included \$50,000.00 cash allowance in Cost Proposal. The RFP, Page 30, Cost Proposal for Police Precinct states to include \$50,000.00 cash allowance. The RFP, Page 31, Cost Proposal for Fire Station #6 states to include \$50,000.00 cash allowance. Are we to include one \$50,000.00 cash allowance for both the Police Precinct and Fire Station #6, or are we to include two \$50,000.00 cash allowances, one for the Police Precinct and one for Fire Station #6?
Answer: **Include two \$50,000 cash allowances – one for the Police Precinct and one for Fire Station #6.**
25. **Question:** RFP, Page 30, Cost Proposal for Police Precinct, and RFP, Page 32, Cost Proposal for Fire Station #6 each refer to "Liquidated Damages as specified." Can you please specify the amount of Liquidated Damages?
Answer: **\$300.00/Calendar Day.**
26. **Question:** Is Design-Builder required to provide builder's risk insurance? Or is Owner providing builder's risk insurance?
Answer: **The following is to be included in Section II B Insurance Requirements**
Builder's "All Risk" Insurance
In the event the contractor is performing construction services under the contract, contractor shall procure and maintain "all risk" builder's insurance, providing coverage for the work performed under the contract, and the materials, equipment or other items incorporated therein, while the same are located at the construction site, stored off-site, or at the place of manufacture. The policy limit shall be at least 100% of the value of the contract, including any additional costs which are normally insured under such policy.
27. **Question:** Can you please clarify what parking lot lighting is required?
Answer: **All parking lot lighting necessary to properly light both the Police Precinct and Fire Station parking lots per your design.**

28. **Question:** Can you please clarify the quantity of air and water hose reels that are required at the Fire Station?
Answer: Two (2) air hoses and two (2) water hoses.
29. **Question:** The Cost Proposal forms in the RFP do not have a separate place to list the site work and site improvement costs for the project. Should those costs be included in the Total Cost Proposal Amounts for the Police Precinct and Fire Station? If so, how should the site work and site improvement costs be allocated among the Police Precinct and Fire Station buildings? Should those costs be divided evenly between the two buildings, or in proportion to each building's contribution to the overall project cost, or some other way?
Answer: Site improvement costs should be divided in proportion to each building's contribution to the overall project cost.
30. **Question:** Are cuts allowed on the outside of the proposal submission envelope?
Answer: No.
31. **Question:** What form of general condition contract terms will apply to this contract?
Answer: All.
32. **Question:** What retainage percentage will be held on payments?
Answer: 10%.
33. **Question:** RFP, page 6, Section I, Part B (7) states "Any exceptions to the specifications and/or terms and conditions must be addressed during the question/clarification and addendum phases." But RFP, page 6, Section I, Part B (8) states "If there are 'exceptions' or comments to any of the solicitation requirements or other language, then the proposer may make notes to those areas, but may not materially alter any document language." May we attach assumptions and clarifications to our proposal?
Answer: No. Exceptions and omissions are to be addressed during the question/clarification and addendum phases. Section I, Part B (8) has been revised.
34. **Question:** Is 6" base, 2" binder, and 1 ¼" topping acceptable in lieu of the 6" GAB and 2" asphalt topping called for in the RFP at page 14.
Answer: Yes – for the Police Station only; reinforced concrete is required for all drives into and out of the Fire Station.
35. **Question:** Reference RFP, page 14: Can you please clarify desired construction of dumpster enclosure? In addition to the steel framed privacy gate finished with composite wood, does Owner want an actual enclosure around the dumpster? If so, what should the enclosure be constructed of?
Answer: Yes – split face block on three sides.
36. **Question:** Reference RFP, page 14: What is meant by inside and outside bollards at the dumpster enclosure? Are four total bollards, one at each corner of the dumpster, sufficient?
Answer: Two bollards inside of the dumpster enclosure at the back wall, and bollards at the front two corners of the enclosure for a total of four.
37. **Question:** Can you please clarify the extent of Landscaping desired? Or can all Design-Builders carry an allowance for Landscaping?
Answer: Please refer to Chapter 5 of the Henry County ULDC, and the attached Highway Corridor Overlay Ordinance Section 4.05.00 for minimum landscaping requirements.

38. **Question:** Reference RFP, page 15: How many radiant heaters are desired in the Fire Station Bays?
Answer: Two (2) full length radiant heaters.
39. **Question:** The RFP does not call for a Fire Alarm System in the Police Precinct. Is a Fire Alarm System desired in the Police Precinct?
Answer: No.
40. **Question:** RFP, page 16, after the "Day Quarters" heading states Exercise Room to have mini-split wall unit. RFP, page 16, after the "HVAC Requirements" heading states Exercise Room to have PTAC. Please clarify what kind of HVAC unit is desired at the Exercise Room
Answer: Provide a through the wall PTAC system for the Exercise Room.
41. **Question:** A Dumpster Pad/Enclosure is listed under both the Fire Station and Police Precinct portions of the RFP. Are two Dumpster Pads/Enclosures required, or can the two buildings share one Dumpster Pad/Enclosure?
Answer: Two dumpster enclosures are required.
42. **Question:** A Lighted Flag Pole is listed under both the Fire Station and Police Precinct portions of the RFP. Are two Lighted Flag Poles required, or can the two buildings share one Lighted Flag Pole?
Answer: Two lighted flag poles are required.
43. **Question:** For Commercial General Liability insurance, is the General Aggregate Limit of \$2,000,000 required to be on a per project basis (per page 18 of the RFP) or not (per page 13 of the RFP)?
Answer: Yes.
44. **Question:** Does the project involve hazardous substances and thereby require the Contractor's Pollution Liability insurance specified on page 19 of the RFP?
Answer: The insurance requirements are listed on pages 17 – 19 and include an addition that is listed in this addendum (Builder's All Risk).
45. **Question:** Are there any additional equipment or spaces not mentioned in the RFP that the Owner wants us to include in our bid (such as gun lockers, evidence lockers, and FF&E at the Police Precinct and/or furniture, athletic equipment, and other FF&E at the Fire Station)?
Answer: No.
46. **Question:** Are marker boards and/or tack boards required in either building?
Answer: No.
47. **Question:** We have drafted the following equipment matrix based on our review of the RFP. Can you please confirm that our understanding of the Owner's responsibilities vs. Design/Builder's responsibilities are correct?

**Henry County Police Precinct and Fire Station #6
Equipment Matrix**

Building	Location	Equipment	Furnish By Owner	Install By Owner	Furnish By Design-Builder	Install By Design-Builder
Police Precinct	Rear Office Area	SS refrigerator	X			X
Police Precinct	Rear Office Area	SS microwave	X			X
Police Precinct	Breakroom/Kitchenette	SS refrigerator	X			X
Police Precinct	Breakroom/Kitchenette	Large SS microwave	X			X
Fire Station	EMS Storage Room	Ice Machine (cube style 333 lb production capacity with 290 lb bin)	X			X
Fire Station	Commercial Kitchen	(3) separate SS refrigerators (25cf min.)	X			X
Fire Station	Commercial Kitchen	Comm. grade S/S kitchen equip., (1) 6-burner gas range & vent hood w/ fire suppr. sys.	X			X
Fire Station	Commercial Kitchen	Comm. grade S/S kitchen equip., (1) dishwasher	X			X
Fire Station	Laundry Room	Heavy-duty residential washer	X			X
Fire Station	Laundry Room	Heavy-duty residential dryer	X			X
Fire Station	Gear Laundry	Commercial grade 4-place heated gear dryer rack	X			X
Fire Station	Gear Laundry	40lb capacity washer/extractor	X			X
Fire Station	Outbuilding	Scott Air tank filling system	X	X		
Fire Station	Outbuilding	Air compressor for bay air hoses			X	X

Answer: No. Design/Builder shall furnish and install all equipment listed except the Scott Air tank filling system.