

September 29, 2021

Subject: RFP #2009-P: Fire Training Classroom Building – Architectural & Engineering Services Addendum #1

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced Request for Proposals. You will need to consider this information when preparing your proposal.

1. Will the civil engineer's drawings be provided to attendees of the pre-proposal meeting?

Attached is the master plan layout for the Fire Training Facility and the Tactical Driving Course. The successful firm will be supplied with all Civil Engineering drawings once appointed (Attachment 1 & 2).

2. Do you want a pre-engineered building?

A pre-engineered building is not necessarily preferred – all construction types will be considered that can be accommodated by the project budget.

3. Who set the budget?

The project budget was set by the County at the beginning of the process.

4. Is the budget firm?

Yes.

5. Is there a completion date on the construction?

There is no set completion date as yet, but the proposed schedule is for the civil engineering works to start in the Spring of 2022.

6. Will the architect that is chosen being doing their own contract administration?

There will be a need for some Contract Administration by the architect in regard to submittals, pay apps, specification questions and monthly OAC meetings. All other CA work will be performed by the PM.

7. How long will the project take?

It is expected that the project will take 9-10 months.

8. Will the county engage their own low-voltage contractor for the IT work?

Yes. This will be performed by the GC or a direct sub-contractor to the County.

9. Please define the low voltage scope for the project

This will be performed by the GC or a direct sub-contractor to the County.

10. Will the county do the geo-technical work or does that need to be included in the proposal?

Geotechnical soil testing has already been carried out. The County will hire any 3rd party testing contractors.

11. Has the burn building been selected?

No. The FD has a preference, but no formal selection has taken place.

12. Will there be any remote cameras in the burn building to record training to use in the classroom?

Not planned as yet.

13. How does the county want to handle FF&E?

This will form a separate contract, but the successful Architect may have the opportunity to assist with FF&E selection.

14. Will there be a standard bid pricing list?

No. Follow the format as requested in the proposal.

15. Is there a page limit for the proposals?

No page limit.

16. Will the county bring the utilities to the building?

Yes. This is part of the Civil Engineers package. Utilities will be brought to within 5 ft. of the building.

17. Are we designing the septic?

No. This is part of the Civil Design.

18. Will you release a copy of the due diligence site investigative report?

All relevant information in regard to the site and the project will be supplied to the successful Architectural Firm.

19. What type of kitchen should be included?

A break-room style kitchen is envisaged.

20. Who is the construction manager?

The Project Manager is Tim Symonds. There is no construction manager.

21. What sort of construction management services do you want the architect to provide?

See the answer to Question 6.

22. Who will be the construction contact for the plan review?

Plan reviews will be carried out by the Owner and PM.

23. How many visits to you anticipate for plan review?

Plan reviews will take place at the end of each design stage: Concept, Schematic, Design Development and CD's.

24. Do you have an idea of the occupancy of this building?

Maximum of 30 – 35 occupants at one time.

25. Is there sufficient water at this location?

Yes. There is a new 8" water line running down the driveway.

26. Will a building under 10,000 sq. ft. be acceptable?

Yes. As long as it meets all the room and special requirements.

27. Should we include site lighting (photometrics and/or circuitry) into our fee?

Yes. The electrical design should include external lighting.

28. Should we include low voltage design into our fee?

No. This will be carried out by a LV sub-contractor.

29. There was no mention of LEED so can we assume GA energy requirements are sufficient?

Yes. GA energy requirements are sufficient.

30. Will an exhaust extraction system be required in the apparatus bay? Or will this be handled separately by the County?

Yes, an exhaust extraction system will need to be part of the mechanical design.

31. Will any future expansion need to be considered for the building (likely on classroom end of building)?

Not to be considered as part of this proposal.

32. Does the County have a preference on building construction type (wood framed, pre-engineered metal building, etc.)?

No preference on building type. The building needs to meet functional requirements and the budget.

33. Does the designer need to account for any FFE (desks, chairs, etc.) selection or procurement as part of this proposal?

Not in this proposal. There may be an opportunity for FF&E selection later with the successful company.

34. Is gas available to the property or does the County have a preference on all electric vs gas for mechanical and plumbing systems?

No preference, but both gas and water will be provided to the site

35. Can the county provide the number of site visits the designer shall anticipate / include in their proposal during Construction Administration (ex. 1 OAC meeting per month for estimated 9-month construction schedule)?

Assume a pre-start meeting and then 1 site per month for the duration of the contract including punch list visit and close out of the project.

36. Will a geo-technical report be made available to the awarded design firm prior to commencement of design?

Yes.

37. Are we allowed to list additional relevant experience within section 6, (besides the Reference & Similar Projects form) or are we only allowed the 3 projects on the form?

Yes. Listing additional experience in section 6 is OK.

38. Will a generator be required and if so, will it need to be sized to power the entire building or only certain areas?

Yes. A generator will be needed, and it shall be large enough to provide power to the whole building.

Received by (Name): _____ Company _____

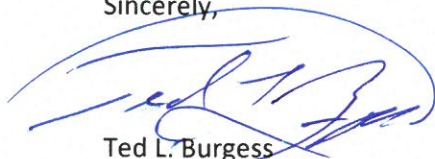
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

The opening date for this RFP has not changed. **The opening time and date are 3:00 p.m., Wednesday, October 6, 2021.** Proposals must be received by the Purchasing Department at the address above, Suite 204, at or before the opening date and time.

The deadline for inquiries has passed, so the Purchasing Department will not be able to accept any additional questions after this time.

If you have questions, please contact Natasha Duggan, Contract Administrator at (770) 305-5150, fax (770) 719-5534 or email at nduggan@fayettecountyga.gov.

Sincerely,











Ted L. Burgess
Director of Purchasing



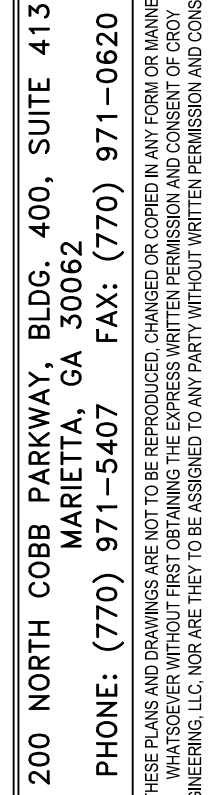
40 0 40 80 120

SCALE IN FEET

1. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

PROPERTY AND EXISTING R/W LINE	
LAND LOT LINE	
PARKING SPACE COUNT	
BUILDING SETBACK LINE	
FENCE	
ACCESS EASEMENT	
POND	
CONCRETE	

IF ANY CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



DESIGN PHASE

LAND LOT(S) 172
OF THE 01 DISTRICT, 5TH SECTION
FAYETTE COUNTY, GA

ISSUED FOR CONSTRUCTION

[illegible]

SEARCH



SHEET TITLE
SITE PLAN

DRAWN BY
TBA

SCALE
1"=40'

PROJECT
186

DRAWING

C-200
SHEET 3 of 23

200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

[illegible]

VEHICLE TACTICAL TRAINING FACILITY

LAND LOT(S) 172
OF THE 01 DISTRICT, ---- SECTION
FAYETTE COUNTY, GEORGIA

ISSUED FOR CLIENT REVIEW

[illegible]

SEAL

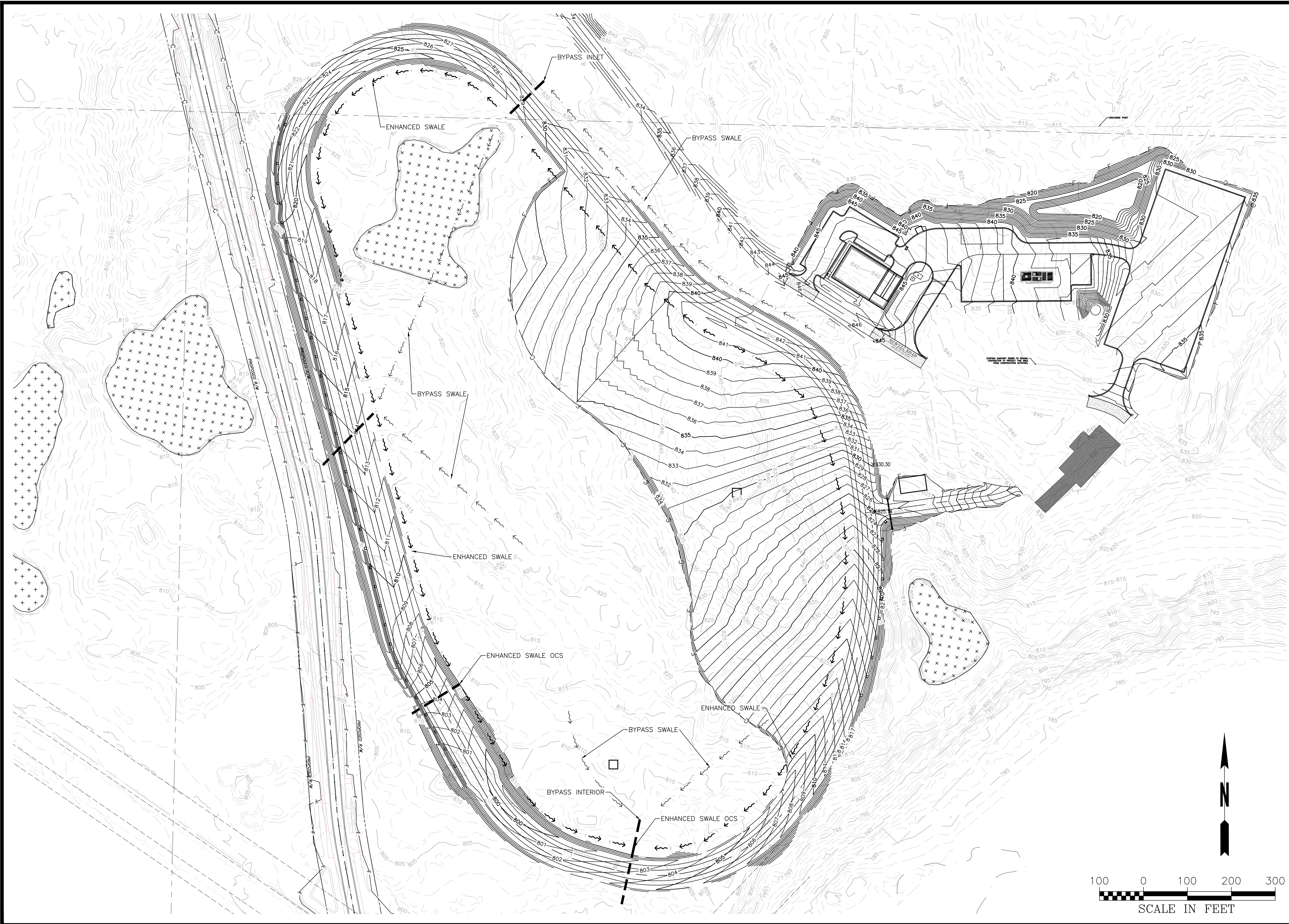
GSWCC CERT #----

SHEET TITLE
FAYETTE TRAINING
FACILITY

DRAWN BY TBA	CHECKED BY SMM
SCALE 1"=100'	ISSUE DATE 8/6/2021

PROJECT NUMBER
1866.033
DRAWING NUMBER

C-1
SHEET 1 of 1



100 0 100 200 300

SCALE IN FEET