

February 12, 2021

NOTICE TO OFFERORS

ADDENDUM NO. 2

RFQ 348784

The following changes and/or additions shall be made to the original Request for Proposal No. 348784, Building Condition Evaluations. Please acknowledge receipt of this addendum by signing and returning with your proposal.

The purpose of this addendum is to modify/clarify RFQ 348784 and to respond to questions received.

1. Paragraph 4.1; delete "Offerors shall provide examples of four (4) non-residential project designs that have been completed within the past eight (8) years" and replace with; "Offerors shall provide examples of four (4) non-residential building condition evaluations that have been completed within the past eight (8) years" and replace with
2. Paragraph 6.3D, second bullet; delete the word "design" in the first line and replace with "Building Condition Evaluations.
3. Paragraph 6.3E1, third bullet delete "design or evaluation" and replace with facility evaluation".
4. Paragraph 6.3E3, delete the words "project design" and replace with "building condition evaluations".
5. Paragraph 5.1D1; delete "preparation of construction documents (including drawings in latest AutoCAD version and specifications)".

Prepared by: Nebila Kurtu/s/ Date: 02/12/2021
Contracting Officer

Acknowledged by: _____ Date: _____

Questions and Answers

Q1: Under this contract can a proposed firm be awarded for one facet of a building like flooring or is the intent for the evaluation of the whole building envelope?

A1: No, the contract requires that proposing firms be able to evaluate all components of a facility.

Q2: RFP for Building Condition Evaluations had been posted and wanted to ask if we currently have a term contract with the County would we be eligible to submit for this or is this really the same type of work that will fall under our current term contract?

A2: Yes, you are eligible to submit a proposal in response to this RFP. The contracts that result from this RFP are the only contracts that the County will use for the evaluation of its facilities.

Q3: Who are the incumbents?

A3: Building Evaluations and Faithful + Gould.

Q4: What % of assessments will be taken to design and construction level under this same Contract?

A4: This contract would assess existing buildings only. While the scope permits design under the resulting contracts, please note that all evaluation criteria are focused on a firm's ability to conduct building evaluations.

Q5: What is the Contract max award amount per year?

A5. Contracts awarded as a result of this RFP are not expected to exceed \$200,000 annually.

Q6: What is the Contract duration?

A6: please reference section 8.3.B of the solicitation.

Q7: Our understanding is that the scope of work being requested under this RFQ is for Building Condition Evaluations, also referred to as Facility Condition Assessment. Faithful Gould has previously provided these services to the county. As part of the Offers Minimum Qualification in Section 4.0 under section 4.1 you are request, we provide "examples of 4 nonresidential project designs completed in the last eight years."

A7: This has been corrected, refer to Item 2 above.

Q8: Can you provided some clarification on why this requirement is including within the RFQ and how qualified respondents who are not design firms can meet this minimum qualification?

A8: Refer to the response to Question 7.

Q9: However- in section 5.4, item C it states the "County's independent cost estimate"- can you clarify if the county already has an estimator on board for such projects? If not, might there be a different procurement for this service, or are you expecting those submitting to include an estimator as part of their team?

A9: Paragraph 5.4 describes the standard process that the County uses to distribute work for task order type contracts with multiple awards.

Q10: On page 4, under paragraph 4.1 the RFP says, "Offers shall provide examples of four (4) non-residential project designs...", please confirm the definition of the term "design" as it can mean very different things in context of construction.

A10: Please refer to Item 2 above.

Q11: On page 5, under section D.1 the RFP says "...designs, preparation of construction documents (including drawings in latest AutoCAD version and specifications...". Can the government clarify the terms and intent of this statement? Is it the expectation that the contractor will produce professional stamped architectural and engineered construction documents for the projects identified?

A11: The solicitation is focused on firms capable of providing Building Condition Assessments; the County has other firms under contract who can produce professional stamped architectural and engineered construction documents if necessary. Refer to Item 6 above.

Q12: On page 9 of the RFQ Section F. "Credentials of the Project Team" Item No. 4 "Project Portfolio" can you please clarify two things:

- Is the County looking for 1 page combining all three building evaluation descriptions or are they looking for 1 page for each description for a total of 3 pages?
- Where it says "Portfolio is a list of projects, separate from the resume..." is the County requesting a separate list in addition to the 3 building evaluation project descriptions? Or is the list the 3 projects?

A12: The County is looking for three (3) Building Evaluation Descriptions not to exceed one page or each description (for a total of 3 pages). Projects in the Portfolio may also be included in the resume.

Q13: The RFP states on Page 13 of 40, G. "Each Offeror shall submit one (1) original hard copy, one (1) electronic copy (in searchable pdf format) on a USB flash drive of their proposal to the County's Division of Procurement as indicated on the cover sheet of this RFP. Due to the current and changing restrictions of the COVID-19 pandemic, is submitting only an electronic copy (in searchable PDF format) permitted?

A13: No, please submit in accordance with the RFP.

Q14: What is the anticipated number of assessments over the term of this contract?

Q14: The County estimates as many as 25 assessments per year.

Q15: What is the anticipated budget per year for the assessments?

Q15: There is no specific budget for assessments; funds come out of a larger budget.

Q16: Section 6.3 – Section E Project Management and technical Expertise, requirement #3 asks for:

“List of previous project designs similar to the requirements of this RFP including description, scope, project cost, and owner’s contact information.” Is this list in addition to the four required projects for Section 1. Detailed Narratives?

A16: Yes and please refer to Item 5 above.

Q17: What disciplines are anticipated for the building condition evaluations? We assume building enclosure, roofing, etc. but what about mechanical, electrical, plumbing, conveyance, security, life safety, etc.?

A17: All building systems will be subject to the building condition evaluations.

Q18: Page 5 D.2, 3, 4, and 5 - what is the intent with consultants’ requests for payment, material and equipment submittals, and coordination with other County contractors? Will we also be managing contractors performing the construction work? Or will we be the County’s representative for any projects that continue into the construction phase?

A18: It is the intent that the selected firms will provide oversight of any necessary subcontractors or subconsultants needed to accomplish Building Evaluation Conditions.

Q19: 6.3.E.3 How is the list of previous project designs different than what is requested in #1 for project narrative descriptions?

A19: Please refer to item 5 above. This is a list of building condition evaluations prepared by the Offeror to demonstrate depth of experience and is in addition to the 4 project descriptions required in Paragraph 6.3E1.

Q20: Are we required to team with other firms (A or A/E firms, MEP, etc.) in order to fulfill ALL the requirements listed in the RFP or are we able to submit on our own and be considered for task orders relevant to our firm’s unique capabilities?

A20: The intent of the solicitation is to source firms capable of providing Building Evaluation Condition assessments to existing County facilities. Proposals must describe how the Offeror will accomplish all aspects of the required building condition evaluations.

Q21: We often hire subconsultants when the task order necessitates it, such as local contractors to provide investigation support services (staging, scaffold, test cuts, etc.), hazardous material subconsultants for material identification and cost estimators when more than an engineer’s ROM estimate is required. However, many task orders do not require these specific services. Are we required to formally engage these subconsultants for this RFQ submission, or is stating that we will engage with these subs on an as-needed basis sufficient at this stage?

A21: It is the intent of the solicitation that the firm will engage these subcontractors on an as needed basis after award.