



ADDENDUM 1

RFQ Design Build

Electric Operations Center

December 4, 2020

1. Question: *“What are the contract expectations? A GMP is noted in the estimated project schedule. Is the expectation to be a construction manager-at-risk “open book” type with contractor to submit payment billing requests/ invoices, etc. for actual costs incurred on the project, plus a predetermined fee as a percentage of costs? Or will a lump-sum with a GMP contract be acceptable?”* Answer: This will be a progressive design build project. A GMP will be expected between the 60-90% of the preconstruction services.
2. Question: *“Can you please confirm what counts towards this page count. Often we see that the following are excluded from that count:*
 - a. *Coversheet*
 - b. *Tabs*
 - c. *Resumes*
 - d. *Appendix Materials (ie. Litigations, OSHA Logs, etc.)*Answer: 40 is total. All the items listed would be counted.
3. Question: *“Are you able to advise how much of this budget is allocated to towards the Construction & Design aspects of the project?”* Answer: \$19,380,500.
4. Question: *“Will there be any opportunities for our team to visit the site, if there is not a visit scheduled is the site open for us to review individually?”*

Answer: The site is not restricted. Please just send an email as to when you will visit so we'll know.

5. Question: *“Do you have a matrix of responsibility, specifically will it be the responsibility of the Design/Build team to cover the design and execution of the following scopes:*
 - a. *AV (and its related equipment)* Answer: To my knowledge we do not have a regular vendor so we may want to include in the design/build work. We would include that in preconstruction services if needed when we negotiate with the selected team.
 - b. *Telecom (and its related equipment)* Answer: Our own communication department normally handles the installation of telecommunication cables and equipment.
 - c. *Security (and its related equipment)?”* Answer: We have a normal vendor that we would contract with.
6. Question: *“Can Architecture firms join more than one team?”* Answer: There is no known restriction that would prevent an architecture firm from joining more than one team.
7. Question: *“The project scope narrative includes "constructing the fire station". Is this included within the scope of this project?”* Answer: No – that is in error. Should read “constructing the electric operations center”.
8. Question: *“Is there a particular sequence of tabs you'd like information presented in? If so, do these tabs count toward our 40-page limit?”* Answer: No particular sequence and the 40 page is everything.
9. Question: *“Are there plans for a pre-proposal meeting?”* Answer: No meeting prior to the submittal of qualifications.
10. Question: *“The RFQ requires that there be 10% verifiable participation by MBE's does that mean it is required at the Design-Build Team level so we can verify it at submission or is it sufficient that we will make the commitment that*

we will achieve that 10% or greater as we engage the trade partners.”

Answer: The 10% goal is for construction.

11. Question: *“Regarding the evidence that a qualifications –based selection process for selecting a designer. Can you tell us what kind of evidence is required? Is a signed affidavit from the designer and contractor stating fees were not discussed sufficient?”* Answer: The evidence that is provided is up to the team. The committee would evaluate sufficiency.
12. Question: *“Are the Administrative offices and the Crew offices assumed to be housed together in the same building?”* Answer: Yes
13. Question: *“Will the admin. and crew areas share amenities (i.e. break area, restrooms etc.) or will they need to be separate?”* Answer: Share
14. Question: *“We are assuming the equipment sheds and laydown are separate and unattached to the office building correct?”* Answer: Correct
15. Question: *“Will the City of Concord provide any specialized consulting related to the command and control center for electric operations or will the selected team be expected to provide all related services turn key?”* Answer: City will provide specialized consulting for the command and control center.
16. Question: *“Will the City of Concord provide audio/visual, security, IT consulting and/or vendor partners for the selected team or will these services be provided turn key by the selected team?”* Answer: City will provide security and IT consulting. Selected team will provide audio/visual.
17. Question: *“Is the project budget (\$19,380,500) all inclusive of site development, vertical construction and FF&E or are portions of the project part of other related budgets?”* Answer: That number included everything.
18. Question: *“Are there specific sustainability goals for the project (i.e LEED etc.)?”* Answer: No
19. Question: *“Is there topographical survey of the site and if so, can we obtain such?”* Answer: No topographic survey at this time.

20. Question: *“Is there any anticipated access from US 601 and Alfred Brown Jr. Court?”* Answer: Access would be from Alfred Brown Jr. Court.
21. Question: *“Is there a preferred orientation of the Office Building on the site?”* Answer: Planning would probably prefer office building at corner of 601 and Alfred Brown Jr. Ct..
22. Question: *“Is there any particular tree save area to preserve?”* Answer: Whatever is required by City development ordinances.
23. Question: *“Can the construction be completed prior to April of 2023 and if so, how much sooner would be acceptable?”* Answer: Yes, construction could not begin under after July 1, 2021 but could be complete as soon as possible.
24. Question: *“For the History of Litigation section of this RFQ, it sounds like the question is directed at the contractor, rather than every team member – could you confirm that? That we should include litigation history for the builder but not for the designers / other team members.”* Answer: The question would apply to the primary designer and contractor as part of the team.
25. Question: *“Will 11”x17” pages be counted as a single page or multiple?”*
Answer: one
26. Question: *“Would you like for submissions to include resumes from Subcontractors?”* Answer: What you provide in the submission is totally up to the team. RFQ ask for resume of key personnel. Your team would determine who is consisted key.
27. Question: *“Has there been any facility programming and concepts design undertaken and if so, is that available for review?”* Answer: No concepts available.
28. Question: *“Given the “project budget has been established” is that available for review?”* Answer: City’s CIP document is available on our website -

https://www.concordnc.gov/Portals/0/Documents/Finance/Budget/FY21/CIP_Full_Doc%20%28Web%29.pdf

29. Question: “*Where and to whom should we address the Surety Letter?*”

Answer: The letter should be included in your submittal and can be addressed in general to the City of Concord. Address information is available in the footer of the RFQ.

30. Question: “*Will it need to be constructed to COPS facility standards?*”

Answer: It is anticipated that the SCADA/Command and Control room and systems would need to meet those standards.

31. Question: “*Are there any preconceived ideas for building structural systems i.e., pre-engineered system vs. traditional steel, precast, tilt up, or otherwise?*”

Answer: No preconceived ideas.

32. This addendum shall become a part of the RFQ for the above project.

End of Addendum 1