



MANATEE COUNTY

May 5, 2009

TO: All Interested Proposers

Reference: Request For Proposal # 09-1619BG / Design Build Construction Services for the Marine Rescue Headquarters.

ADDENDUM # 1

Proposers are hereby notified that this Addendum shall be acknowledged by them within their proposal and shall be made a part of the above named Proposal and Contract Documents.

The following items are issued to add to, modify, and clarify the Proposal and/or Contract Documents. These items shall have the same force and effect as the original Proposal and /or Contract Documents. Proposals are to be submitted on the specified date and shall conform to the additions and revisions listed herein.

1. Proposers are hereby notified that all Addendums shall be acknowledged within Their Proposal and made a part of the above named proposal documents. Proposals submitted without Acknowledgement of any and all Addendums will be considered incomplete.
2. Deadline for Clarification Requests was: April 29, 2009 @ 5:00P.M.
3. Proposal Due Date and Time remain unchanged: May 8, 2009 at 10:00A.M.
4. See attached Wade Trim document for answers to questions or requests for Clarification.

CONTINUED NEXT PAGE

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If you have submitted a proposal prior to receiving this addendum, you may request in writing that your original, sealed proposal be returned to your firm. All sealed Proposals received will be opened on the date stated.

Sincerely,

R.C. "Rob" Cuthbert, C.P.M. CPPO

A handwritten signature in black ink, appearing to read "R.C. Cuthbert", with a long horizontal flourish extending to the right.

Purchasing Manager



May 5, 2009

Re: Request for Proposal # 09-1619BG / Design Build Construction Services for Marine Rescue Headquarters

ADDENDUM #1

Prepared By: Wade Trim & Renker Eich Parks

Documents Issued: NA

Description: Answers to questions and requests for information from interested proposers.

1. Q.: Please provide a more legible copy of existing utilities information.

A: Utility information in the RFP is as provided by Manatee County Utilities. No additional utility information will be provided at this time.

2. Q: Cannot seem to find the mentioned Exhibit E of the Attachment D.

A: Exhibit E has been deleted from Design Criteria Attachment D. A meeting regarding the project has not been conducted with City of Bradenton building officials to date.

3. Q: FDEP permitting costs are we to assume those costs or do you have a schedule available for that.

A: FDEP Permitting fees are to be provided by Manatee County.

4. Q: FDEP permitting time. Are we to assume the time associated to receive the permit from FDEP?

A: Include time for permitting in the project schedule.

5. Q: Most of the affected areas that require the FDEP permitting will be by the construction of the dock. That is not part of this RFP are we assuming the overall cost for the permit or how should we determine the separation.

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A: The separation will be Top of Bank as depicted on Attachment G.

6. Q: The guidelines outlined in the attachment "J" are we to be responsible for all?

A: Upland permitting will be the responsibility of the Design Build Team. Permitting from Top of Bank seaward will be performed under separate contract for dock construction. Section E.07 states that all of the responsibilities fall on the design/build team. It also states that the dock will not be permitted under this contract. The report in attachment J is only a preliminary study, it would be advisable to check with the departments mentioned and clarify.

7. Q: Is it ok to email RFI's or would you prefer a actual RFI form?

A: Email OK.

8. Q: Are there minimum requirements for the boat lifts that are shown?

A: Dock and Lift will be under separate contract and are not included.

9. Q: Are there any specifications for the dock system or recommended method of construction?

A: Dock and Lift will be under separate contract and are not included.

10. Q: The bid only refers to performance/payment bonds, is any other insurance required other than our general liability and business auto policies?

A: Required insurance includes performance/payment bonds, general liability, proof of workman's comp or exemption, and business auto insurance.

11. Q: The roll up garage doors - are they to all be the same size?

A: Yes.

12. Q: What is the 2nd floor finished floor height to be?

A: Design Builder to determine in relation to bottom of structural beams and ceiling heights in Attachment 'D', Exhibit 'D'.

13. Q: Ceiling heights on the 2nd floor are to be at what?

A: See Attachment 'D', Exhibit 'D'.

14. Q: Are the showers to be handicap accessible?

A: Yes as per graphic on attachment 'I' (Second Floor Plan).

15. Q: \$40,000 FFE stated in bid package is that to be in addition to our total bid price?

A: An allowance of \$40,000 for FF&E is to be included in the bid price.

16. Q: Has the county allocated a budget for this project, the bid packet refers to proposed budget several times but does not state a dollar amount?

A: The proposed project budget is not advertised at this time.

17. Q: Pg. 14 number 11 states to submit design cost and construction cost with a total not-to-exceed proposed total cost to the County for our design -please clarify?

A: Revise sentence to read “total cost for the project”.

18. Q: Schematic to be submitted - it is obviously on plan size paper how do we tab and submit in proposal - can it be separate?

A: Yes, schematic design can be a separate attachment.

19. Q: On page 11 Section B.01 under minimum experience to be considered – if subcontractors are included in the agreement given to meet the minimum qualifications, detail the business entities...and so on, is this referring to electricians, etc. or if an engineer is the proposer then the GC would be a subcontractor? We will use subcontractors as part of the team to build the project does this apply to those subcontractors needed? Then on page 12 number 3 states organizational chart with any proposed subcontractors. Please clarify.

A: Provide information and organizational chart for key team members including prime and major subcontractors for design and construction. It is not necessary to include information on minor trade contractors at this time although a complete list will be required once selected.

20. Q: Is your building's site selection shown on the RFP geo-tech site diagrams final? Plotting over site aerial photos, by a shift south closer to or partially on the shell rock mound a better building location could gain a more direct less disturbing bay, pier & water access thru the mangroves etc.

A: Building site selection and layout is not final.

21. Q: We also assume the stock pile mound may be available for our material use? Please verify this.

A: The material in the mound was excavated from construction of a habitat lagoon for the Leffis Key environmental project. The material has not been tested for use as fill.

22. Q: What is the prescribed floor load in the garage bays (100 lbs per sq. ft?) Does the floor slab have to be pile supported or be a "floating" slab or pavers (like called for outside) over a strong compacted base? Possible Big Dollars savings.

A: If this area is to be used for passenger type vehicles, the code only requires 40psf. The slab below can be supported or breakaway depending on the system used. The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

23. Q: Are the equipment items and vehicles shown on your ground floor plan, Agency Rigs? Or other boats, etc.?

A: Equipment, vehicles and boats will be for agency operations.

24. Q: Is the extensive (3 or 4 foot +/-) all around roof overhang shown by dashed outline on dwg a3.2.1 attachment I a limited strict design requirement? This might be suitable for a trussed "hip roof" but not feasible in a stronger concrete roof structure? Should not this be left to the design/builder who seeks a most attractive construction costs?

A: The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

25. Q: Is there a specific blank Bid Form to be submitted (a typical cover sheet with proposed D/B contract price & time to complete, alternate bids etc.?) to better comply with item 11 of section "B" "Form of Proposal".

A: Prepare and submit requested information on company letterhead, a form is not provided.

26. Q: It is noted that there is a FFE "allowance" in the contract. When will the quantities be set by the owner? In order to cover handling costs etc.? Does it include: lockers, office dividers, toilet partitions, kitchen equipment & appliances?

A: An allowance of \$40,000 for FF&E is to be included in the bid price. FF&E includes lockers, office dividers, kitchen equipment and appliances. FF&E does not include toilet partitions.

27. Q: Verify that the building is to be fully sprinkled? And is domestic water quantity available. What about Sanitary Sewers?

A: Yes, as basis of design. Refer to attachment K for existing utility drawings.

28. Q: No County magnitude costs budget? Any "Planning Committee" minutes that might have this?

A: The proposed project budget is not advertised at this time.

29. Q: LEEDS & Green Award-urge sustainable materials & max. daylight. Paver floor will help. Could the overhead coil door be steel gratings type (full panel or mid strip) for max. daylight & natural ventilation etc.

A: The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

30. Q: What is the scope of the “building hardening” for Hurricanes? Any FEMA or Sherriff's funding available? Is an emergency generator required? Size? Part of “building hardening”?

A: See Attachment D for hardening requirements. The generator unit will be provided by Manatee County. The building will be made generator ready for immediate operation of the unit when delivered after a storm event.

31. Q: Will a current survey be made available in AUTOCAD for the Selected Team?

A: Yes, the CAD file of Exhibit D, Attachment F will be made available.

32. Q: Please confirm that the base bid is 170 mph with a 3 second gust and that the alternate bid is 140 mph to be noted as a deductive item.

A: The cost of hardening beyond code requirements shall be provided as an alternate.

33. Q: Are overhead doors constructed of open grating acceptable on the ground level?

A: To be determined by Design Build Entity and Manatee County during design process.

34. Q: Is there a project budget amount not-to-exceed?

A: The proposed project budget is not advertised at this time.

35. Q: Is the County responsible for conclusively demonstrating that the proposed use is consistent with the City of Bradenton Beach Comprehensive Plan?

A: The selected Design Build team shall perform all permit related requirements.

36. Q: Since the current site topography varies from approximately elevation 5 to elevation 11 within the proposed building/parking limits, will excavation/grading of the existing surface be permitted on site? Are there any known site specific FDEP limitations to such excavation?

A: See Exhibit D, Attachment J for permitting summary.

37. Q: Is it possible to integrate the required site stormwater with the playground area to the south or the park area to the north?

A: The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

38. Q: Where are the Pre-App notes and emails that are supposed to be included with the RFP? The report prepared by CPE references them, but does not provide them.

A: Pre-App results are summarized in the CPE report. Emails will be provided to the selected team.

39. Q: Was there any investigation of permitting feasibility with the FDOT? There is a requirement to pursue a no-permit required letter. Has this issue already been discussed with FDOT?

A: Yes, Manatee County has discussed this issue with a local FDOT representative.

40. Q: What is the minimum clearance required at the ground floor? (Exhibit D gives 16'+/- clg hgt at ground level spaces). Is this to bottom of structural slab (ceiling) or dropped beams (clearance)?

A: The bottom of the lowest horizontal structural member must be at or above BFE.

41. Q: Is 1.15 importance factor required for the 170 mph wind speed or is 1.0 acceptable as allowed by FBC section 423.25.4?

A: 1.0 is acceptable.

42. Q: What limits are anticipated for areas to be landscaped? Specifically does the project limit extend to gulf drive or just the shell driveway between the project and Gulf Drive?

A: The project limit extends to the shell drive.

43. Q: Is reuse water currently available to the site?

A: No.

44. Q: Is the site plan fixed or is the client open to changes on the site plan. Specifically turning radius needed to allow a trailer to be maneuvered into the garage?

A: The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

45. Q: Can plant materials specifications be adjusted to allow a more site specific level of criteria?

A: The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

46. Q: Has any portion of the permitting process been started?

A: Conversations have been had with FDEP and USACOE as described in Exhibit D attachment J by CPE.

47. Q: Has the jurisdictional wetland line been established?

A: No.

48. Q: It appears that a Lift station will be required for the project. What is the head pressure of the Force Main adjacent to the property?

A: Head pressure test results are not available for the RFP. Design team to coordinate head pressure test for lift station design.

49. Q: Is a separate tap to the water main required for the Fire Line?

A: Design team to follow City of Bradenton Beach standards for fire line and potable water line separation or combination requirements. Tap to be according to City of Bradenton Beach requirements.

50. Q: Is a new Fire Hydrant required?

A: Yes.

51. Q: Can we confirm that all parking spaces indicated conform to all zoning code issues, and that we can rely on that count as indicated in the RFP packet?

A: The selected Design Build team shall perform all permit related requirements.

52. Q: Certain points towards LEED certification require a clear definitive site boundary in order to calculate site area information. There does not appear to be a clear delineation for this to occur. Could Manatee County confirm such boundary demarcations either exist or will be accomplished? Only mention in the RFP refers to approximately 2 acres- this will have to be more definitive to conform to the LEED templates requirements. Site photos and drawings are inconclusive.

A: The selected Design Build team shall develop the site boundary for Manatee County consideration and approval.

53. Q: Are there any Manatee County Facility Standards that are used for Design of County buildings? And if so, do the performance specifications and other design criteria of the RFP reflect conformity with those standards?

A: Manatee County does not have a "Facility Standards for Design of County Buildings" document. General design requirements are reflected in the RFP.

54. Q: Does the Manatee Board of Commissioners need to approve this project at various milestones, as this will also impact schedule?

A: The Design Build team will obtain approvals from Manatee County Project Management Department.

55. Q: Is there an anticipated start date or completion date for the project?

A: No.

56. Q: Exhibit I shows a dashed line around the perimeter of the building, is this to reflect a roof overhang or is a roof overhang required?

A: The dashed line represents a roof overhang. The selected Design Build team can propose alternative solutions for Manatee County consideration and approval.

57. Q: There is a new form, "The Manatee Government Affidavit as to Local Businesses". This form is not referenced elsewhere in the form of proposal section. Should this form be filled out by both Design Professional and General Contractor and included in B.02 administrative submittals Section?

A: Yes.

58. Q: Is the use of driven piles allowed in the City of Bradenton Beach?

A: The selected Design Build team shall verify ultimate design solutions with permit agencies.

59. Q: Definition of a local contractor – there is a discrepancy within the forms indicating a local contractor. Section B.03 Item 6, pg 13 states "A Firm will be considered local if the office where the work will be performed is in Manatee County". Section F Manatee County Local Preference Law and Vendor Registration – Item F.02 Item C, page 21 states a business can be from surrounding counties. Manatee County Government Affidavit As to Local Businesses pg. 23 Item C. Place of Business -0 states also that business can be from surrounding counties. Please clarify that Contractor can be from Manatee, Sarasota, Hardee, DeSoto, Hillsborough & Pinellas County.

A: Bidders can be from any location. Preference will be given to local teams. A team will be considered local if the office where the work will be performed is in Manatee County.

60. Q: Please clarify the proposed date of Project award and the proposed date of the project's notice-to-proceed.

A: Project schedule has not been determined.

61. Q: Please clarify if the structure is to be Multi/Single Agency (Government) Use.

A: The structure will be used by a single government agency.

62. Q: Please clarify if any portion of the building and ground facilities are to be open to the public (ie boat ramp).

A: The facility will not be open for public use.

63. Q: Please provide an itemized listing of the project facility's requirements (ie. number of classroom, private offices, locker room, & showers, kitchen area).

A: Bidder to prepare a "take-off" from the schematic plans in the RFP.

WADE TRIM, INC.

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Sharon Heal Eichler, RLA, ASLA
LEED®AP, Associate, Project Manager

SHE:jjc

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cc: Blair Getz, Manatee County
Darin Cushing, Manatee County