

ADDENDUM NO. 1

April 19, 2019

Montgomery County Shared Municipal Facility

This addendum is hereby included in and made a part of the Contract. All requirements of the original RFP Documents shall remain in force except as noted by this addendum.

The purpose of this addendum, provided by Montgomery County is to provide prospective responders with information on the following items:

RFP

The Prospective responder is advised that due date and location has not changed.

Submission:

Sealed responses must be received by Montgomery County, 20 Park Street, Fonda, New York 12068. Attention: Scott Surento – Buyer

Response Due Date: Sealed responses will be due on Wednesday May 8, 2019 4:00 PM.

Request for Information

Requests for information pertaining to this RFP must be submitted to Mr. Scott Surento no later than May 8, 2019 4:00 PM

Clarification

Questions

Responses to questions received pertaining to this bid solicitation are provided below.

Questions and Responses

Question 1: Part 1 indicates: the services will be full-design assuming a single-bid document package with a General Contractor procured through a public bidding process.

A single document bid package does not appear applicable for this project. Please confirm where the total cost of a public work project exceeds five hundred thousand dollars in Montgomery County, absent a Project Labor Agreement, separate contracts must be awarded for each of the following:

- (A) General Construction
- (B) Plumbing and Gas Fitting
- (C) Heating, Ventilating and Air-Conditioning

(D) Electrical

Response: Yes these will be separate contracts for actual construction according to Wicks Law.

Question 2: Part 2 indicates: Montgomery County intends to engage a qualified team to assist in the construction/construction management of the relocation project.

The RFP however appears to be for Architectural and Engineering services. It is unclear if the A/E is being requested to provide these services in addition to the construction administration services included under Section 5. Please confirm scope of CM-Advisor services if required to be included, or if intent is for Architect/Engineer to assist the County in preparing a separate RFP for CM-Advisor services.

Response: The firm chosen will fulfill all CM duties.

Question 3: Part 2 indicates: Montgomery County encourages the submission of proposals by MWBE firms to meet the State-established overall goal of 20% for MWBE participation, and 10% under Equal Employment Opportunity (EEO); with contract goals of 10% Minority Labor Force Participation, and 10% Female Labor Force Participation.

It is unclear if M/WBE participation goals are applicable to professional services only or combined with construction for contractor and subcontractor goals. Please confirm.

Response: M/WBE participation goals are applicable to professional services as well.

Question 4: Part 12 Consultant Selection also references: the firm's ability to meet 30% Minority and Women Owned Business Combined Goal. This just appears to be a typo – please confirm.

Response: Correct, this is a typo.

Question 5: Please also advise if overall goal of 20% can be achieved through combined M/WBE participation regardless of percentage of each, and if Service Disabled Veteran Owned businesses can qualify under these goals?

Response: 20% can be achieved by any combo of M/W. MWBE requirements cannot be met through SDVOB's.

Question 6: Part 5 Scope of Engineering and Architectural Services, item 8 under Design Development, identifies provision to provide a Topographic Survey of the site. Please advise if a boundary survey is also required. If not, will the County provide the boundary survey to the selected firm for use and reference in design?

Response: We have a boundary survey of the two lots but one will be needed to combine into one lot.

Question 7: Part 5, item 14 under Design Development and Part 8, Section D references: obtain Site Plan Approval through the Town of Glen Planning Board.

As this will be a County owned facility, on County property, it seems that the County should be the Authority having Jurisdiction. Please confirm if Town review is required or if this is solely provided as a courtesy submission.

Response: Encroaching government entities are subject to local zoning and site plan review and therefore project will need to obtain Site Plan approval through the Town of Glen.

Question 8: Part 8, Section D also indicates preparation of SEQRA documentation. Please confirm if County intends to be lead agency for this project.

County intends to be lead agency. Documentation will be completed by awarded firm.

Question 9: Part 7 Proposal Requirements indicates: Engineering firms are to provide a lump-sum fee to provide the base services described above. This base fee is to be broken down by Phases of Design Development, Construction & Bidding Documents, Bidding Assistance and Construction Administration, however Form B Proposal Form provides space for a single lump sum amount only. Please advise where this breakdown should be provided, which is not otherwise indicated under Part 8, Section E - Pricing Format.

Response: Separate sheet is fine

Question 10: Part 7 Proposal Requirements also states: In addition, provide an Hourly Rate by category for any negotiated time or material work. As the length of the construction schedule has not yet been defined, can this be assumed to include the time required for on-site representation during construction?

Response: Yes

Question 11: Does this also include potential additional services during the design phase due to unforeseen conditions resulting from geotechnical evaluation, for example, including services that might be necessitated by a change in the Initial Information, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method?

Response: Yes

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Question 12: The proposal requirements indicated are for professional engineering and architectural services, however Part 8, Section B Company Profile and History also references: “Year founded and year that CM services were first performed for a municipality”. Please confirm if this is applicable for the A/E, or if a separate profile and history needs to be submitted for the CM.

Response: Recommended that CM’s profile/history of relevant projects also be submitted.

Question 13: Can you identify the parcels?

Response: The site is located on two tax parcels:
52.-4-1.2 = 15.43 Acres
52.-4-1.1 = 4.25 Acres

Question 14: Is there an engineer’s report that was prepared for the funding application? I assume that is where the square footages came from for the building? If there is one, can we see be given a copy?

Response: There was no Engineers Report. There was an internal space needs meeting between the two departments which are to be located at the facility and this is where the estimated square footage came from.

Question 16: Is funding for the full project in place? at \$350-375 per SF, this would appear to be \$16 – 18 million project. What is the estimate?

Response: That is for the hired firm to work through and derive a figure as the design and engineering is being developed.

Question 17: How strict is the MWBE scoring? Will it be a strict 10 and 10 percent split, or could we provide well in excess of the 20% total (say 30% WBE) with a small amount of MBE?

Response: What you described is acceptable. Just needs to be over 20% MWBE. Any mix works.

Question 18: Has SEQR been done for the project? Usually SEQR must be completed before the funding application is submitted.

Response: SEQR has not been completed for this project and it is included in the RFP as a deliverable.