



Florida's Warmest Welcome

**City of Pompano Beach, Purchasing Division
1190 N.E. 3rd Avenue, Building C
Pompano Beach, Florida, 33060**

May 6, 2013

**ADDENDUM #2, RFP H-32-13
DESIGN-BUILD SERVICES FOR NEW BEACH LIBRARY**

To Whom It May Concern,

Please review the following questions and City responses, clarifications and additional information, regarding the above Request for Proposal solicitation.

1. At the meeting there was mention of a Site Package Addendum. When will this be available?

Response: All available material has been provided and/or uploaded. As stated in Response 12, below, an updated PDF (or cadd) survey will be posted to the website via another Addendum on/or before May 17. Any additional material (i.e., updated surveys, site engineering plans, etc.) will not be available before the RFP opening May 24th. Staff is targeting mid-June to complete schematic design plans.

2. The RFP states the style of the building should be in the Florida Vernacular Style. Can you clarify the name of the standard style for the City of Pompano Beach (i.e.: nautical theme)?

Response: The City of Pompano Beach is seeking plans that are compatible with the Fire Station and Lift Station (two new City buildings located near the Library site.) Key West style should be the theme.

3. We would like to clarify what you are looking for in on the 24" x 36" board. It says you would like it to be a site plan however that would seem to already have been created by your staff and would not be something we would be designing (as far as sidewalks, parking and landscaping).

Response: Proposed building layout plan, renderings of the proposed building, etc., should be used for this board.

4. Also, how would you like the bid bond submitted? As an enclosure with the RFQ submittal?

Response: Yes, enclose Proposal security (check or bond) with your original RFP response.

5. Please specify any fixtures that are required by GC. RFP states that Interior Lighting are included nonetheless, during the pre-bid meeting it was stated that all electrical phone cable brought to panel and FFE are done by the library.

Response: The City does not have details of the specific fixtures and would like to know what the design-build team may offer. The City envisions most of the Interior Lighting to be completed by Broward County as part of the FFE. That said, Proposer is to make provisions for some lighting fixtures similar in nature to those in the existing library building on Pompano Beach Boulevard or allocate funding for that purpose, just in case the Proposer is asked to perform that work. The City's design-build contractor will bring all services (phone, cable, electric, etc.) to a central panel. The County is expected to internally wire the rest the building in complete coordination with the Design-Build team.

6. Is the City of Pompano Beach providing a LEED commissioning agent Cx for the project? If not, are the service fees for the Cx and other USGBC fees (registration, review, appeals, etc.) to be included in the \$1.5 million?

Response: At the present time, the City isn't providing a commissioning agent. We expect the design-build team to carry out this task with available funding for the project, or to propose other alternatives. The City is willing to assist, if necessary. However, the City isn't equipped to carry out the certification process.

7. Has the City already secured a geotechnical soils report for the site? Can we get access prior to submitting the RFP package?

Response: The City hasn't completed any new geotechnical soil reports. Staff is making an effort to locate geotechnical reports generated for the recently built Fire Station 21 and Lift Station 11. If these reports can be located prior to May 24, 2013, they will be posted to the website via another Addendum.

8. Is there a Geotechnical report available to assess soil conditions and need for piles?

Response: See response to 7, above.

9. Is there any geotechnical information available on the soil on the site?

Response: See response to 7, above.

10. Has the City-appointed civil engineer and/or site development designer initiated the LEED process for certification of the library?

Response: No. This effort must be coordinated between the Design-Build team and the City's consultant and the process shall be managed by the Design-Build team.

11. Relative to the site design, it says in the Addendum dated April 29, 2013 that: "...site development plans will be designed by the City's designer, only. ...However the successful design-build team is expected to coordinate the City's Designer and construct said elements in conjunction with all other building related elements." Considering this requirement, is the city willing to make changes/updates to the site design in certain case if it's necessary to achieve potential LEED points for certification?

Response: The City will consider it, if warranted.

12. Can the City define the boundaries of the library site? Is there a property line or CAD survey?

Response: The boundaries have been pre-defined in the site plan provided. An updated PDF (or cadd) survey will be posted to the website via another Addendum on/or before May 17.

13. Would it possible for us to get the CAD files for the site?

Response: See response to 12, above.

14. Addendum No. 1 (page 2) states that the City is entertaining an option to provide building services (permits and inspections) by employing a third party. Who is paying for this service, the City or Design/Build Team?

Response: The City will pay for these services.

15. It is unclear who is responsible for the LEED certification administration costs including registration, energy modeling, and commissioning. Is it the City or the Design-Build Team?

Response: This activity shall be conducted by the Design-Build Team. The City isn't providing a commissioning agent. We expect the design-build team to do this with available funding for the project, or to proposed alternatives. The City will assist as needed.

16. Who will coordinate and tally the LEED prerequisites and credits scorecard since the County will be responsible for the interiors?

Response: The City's design-build contractor will be required to coordinate with Broward County. One of the elements that will need to be coordinated are LEED prerequisites that can be incorporated by the County in their FFE (if applicable).

17. What level of finishes are the Design-Build Team required to complete, as the County will provide FF&E? It is only clear in the RFP that the County will provide the carpet.

Response: At a minimum, finished walls, partitions, exterior, roof, plumbing, HVAC, etc. The County will be responsible to choose paint colors, add specific lighting elements, lay carpet, install shelving and furniture, etc. Staff will provide as much detail as possible and at the earliest possible date. The Proposer is asked to make reasonable provisions.

18. The addendum alludes to the Design-Build Team being responsible for site work, but to only design from 5'-0" outside the building. Are there drawings available for coordination and pricing? Or does the City provide the estimate?

Response: The complete site drawings aren't available, yet. The City's design-build contractor will be coordinating activities with the City's designer at a later date. The pricing provided should be used as a guideline for site development work.

19. Are we to use the engineering estimate for site work pricing? If so, how will it be adjusted when the actual drawings are completed? How will the lump sum items be qualified, i.e. landscape, irrigation, and swale grading to be determined if there is no design at this time?

Response: The pricing provided should be used as a guideline for site development work. Pricing will be adjusted once the design is close to completion (90%). Sufficient contingency has been added to protect for unforeseen events.

20. The engineering estimate includes a Section VII for design / survey of paving and drainage. On the first page of the addendum, it states that the City is covering this service. Which is correct?

Response: They are both correct. The City made \$1.5 million available for the building and site construction including contingency. The other \$160k are reserved for site design and surveys.

21. The RFP (page 1) states the library will be up to 5,400 square feet including the Veranda. Is there a minimum conditioned space requirement?

Response: No. The County would prefer to have as much air conditioned space as possible.

22. The RFP states (page 1) the library will have offices and a meeting area. The meeting Area is clarified as between 700- 1,000 square feet in Addendum 1 (page 2). How many offices will be required? What is the size of the offices? Is there a requirement for a workroom and/or book drop? Can it be assumed that the balance of the space will be open?

Response: The following are the areas the County is seeking: Library 3,900 sq. ft., Restrooms 300 sq. ft., Janitor Closet 40 sq. ft., AC Equipment 60 sq. ft., Lobby 200 sq. ft., Civic Center 900 sq. ft., Total 5,400 gsf. The restrooms, janitor closet, lobby and AC equipment should be common area. Plan will need to include work room with exterior book drop (a standard convenience at other branches), small librarian office and loading area with exterior door adjacent to circulation room, a prominent reference desk (also standard for efficient patron service), lunch/staff room (will serve many uses for staff, meetings etc.), and IT closet. These features are included in current new library buildings and reflect safety requirements for daily operations including space for handling money out of sight from the public. Space on the proposed verandas is not included in these figures.

23. In Addendum No. 1 (page 1) it states in the second to last paragraph that County will provide programming information. When will this occur? If not before the due date, what assumptions should the Design-Build Team make in regards to proposed partitions, bathroom requirements, HVAC, humidity control, wired security system, etc.?

Response: So far the County has provided the information described in item 22 (above). More details will be obtained as the City's design-build contractor coordinates with County personnel.

24. The cost breakdown provided on Addendum NO. 1 exceeds the \$1,500,000.00 projected costs. It was made clear at the pre-submittal meeting that the budget is not to exceed \$1.5M, but the city's own estimate is higher. Please clarify.

Response: The City made \$1.5 million available for the building and site construction including contingency. The other \$160k are reserved for site design and surveys.

25. The proposal requests landscape concepts on page 7 of the RFP. However, the city is Designeing the civil and landscaping. Please clarify if landscape architect is required or just pricing is to be implemented per the addendum 1 budget.

Response: The landscape concepts are elements that go hand-in-hand with the building (i.e., foundation planting, ideas for the park-like setting around the building, etc.)

Acknowledge receipt of this Addendum in the area provided on the RFP Proposal Signature page.

The deadline for receipt of responses remains 2:00 p.m. (local), May 24, 2013, in the Purchasing office, 1190 N.E. 3rd Avenue, Building C (front), Pompano Beach, Florida 33060.

Very truly yours,

Leeta Hardin
General Services Director

cc: website
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