

Questions and Answers pertaining to Mandatory Bidders Conference & Site Tour on August 12, 2020

1. Would it be possible to get a list of the pre-bid attendees?
We do not feel this information is necessary for a D/B firm to submit a bid on this project.
2. Where will addendums be posted, or will they be e-mailed directly to the attendees?
Posted on our website.
3. I know the due date was possibly going to move. Was this decision going to be answered soon or on August 26 with the other questions?
Bid proposal due date was changed to September 16, 2020. This change was emailed and posted to our website.
4. Are there more drawings (mechanical/electrical/plumbing) of the buildings that will be made available soon?
Yes, they are all posted to our website at VeteransRallyPoint.com/rfp
5. How do we go about getting access to roof and other mechanical areas?
We opened the building for additional walk-thrus on Tuesday August 18th 12:30 – 4:00 and Wednesday August 19th 09:00 – 2:00.
6. Does the 20-page limit include project resumes?
Are consultant resumes/firm profiles required to use the same 12-point Times font as the narrative?
No. The resumes/firm profiles are not included in the 20-page limit. The resumes/firm profiles do not need to be in 12-pt Times font.
7. Page 3 of the bond fund grants states that “private non-profit agencies do not have to pay prevailing wage rates.” Please confirm that will apply for this project.
This grant does not apply to prevailing wage requirements.
8. Please confirm if the following items are to be included in the project budget:
 - a. Furniture in all spaces.
 - b. Computers and technology in all spaces.
 - c. Maker space/wood shop equipment.
 - d. Spiritual and Meditation room fixtures and furnishings.
 - e. Food pantry shelving fixtures and furnishings.

- f. Display cases for museum room.
- g. Medical exam fixtures and furnishings.
- h. Storage/cabinets for Behavioral Health/ & Neuropsychology Center of Excellence.
- i. Fitness center equipment and televisions.
- j. Climbing wall.
- k. Athletic equipment for court space.
- l. Yoga equipment.
- m. Computers and equipment for Tactical Operation Center.
- n. Washers and dryers.
- o. Video conferencing, screens, and Wi-Fi equipment for #18, Technology.

The total budget for this grant is \$2.5 million dollars. Everything above is included. We are hoping that some of the items above may be donated. our goal is to get the most value to the project out of the available funding, and we intend to be flexible with our FF&E selections in achieving that goal based on the availability of potential donations and recommendations from the design-builder.”

9. What are the operating hours for the existing office space?

08:00 – 4:30 Monday through Friday.

10. Are any site plans of the existing site available that show utilities?

Yes, posted on our website.

11. Confirm no LEED, Passive House or Energy Star certification is required as part of the project.

LEED certification is preferred, not required.

12. Is an A-2 survey required at the completion of construction?

A-2 Survey is not required.

13. Can we use the Owner's power, water, and gas at no cost to the project?

Yes on water.

D/B will pay for utilities. Electrical hookups are available but we would like to see an estimate of usage/cost levels, or you can have a separate meter installed and pay for what you use.

14. Can we be provided a space within the building for a field office at no cost to the project?

Yes.

15. Will we be responsible for utility fees?

Yes. See #13 above.

16. Will we be responsible for third party testing and inspection costs?

Yes.

17. Is Builder's risk insurance required? **Yes.**

18. Is any hazardous materials testing information available for the existing facility? **No.**

19. Evidence of water damage at ceilings was observed during the walkthrough. Is roof repair or replacement anticipated to be part of the project?

Minor roof repair may be required.

20. Operational exterior windows are referenced in the RFP. The building appears to be a pre-engineered building. Are any structural as-builts available of the existing building?
Copy of blueprint was provided at mandatory Bidders Conf and Site Tour, and is posted on our website.

21. Is the moisture content of the existing slab available? **No.**

22. Is there a vapor barrier under the existing slab? **Unknown.**

23. Is the building exterior to be painted in our proposal? **Yes.**

24. Will chair rail be required in any corridors? **Yes.**

25. Please forward any available information on the existing sprinkler system.

Blueprint is posted on our website.

26. Please forward any available information on the existing HVAC system.

Blueprint is posted on our website.

27. What are the existing plumbing services to the building?

Blueprint is posted on our website.

28. What are the existing electrical/low voltage services to the building?

a. Electrical service.

b. Fire alarm.

c. Security systems, if any, including cameras, access control, and alarm system.

d. Phone and cable services.

All phones in this building are VOIP (Voice Over Internet Protocol). Currently CAT 5 cable is used in the building. For the build-out we request CAT 6. COMCAST is the Cable provider.

29. Is a generator required as part of the project?

Preferable. At a minimum wired for installation later.

30. Is solar part of the project? ***D/B firm feedback on feasibility.***

31. Just wonder if you have considered a Design-Bid-Build submission instead? The argument for having an architect design the project first, then bidding out the project is because in the D/B scenario the Design Builder needs to put a fee on an unknown – whether the MEP/FP systems are adequate or if they need rework/replacement. The Design Bidder has to put an inflated fee to cover this unknown that will likely blow your budget. ***No. IF MEP/FP costs are low, we can reallocate that part of the budget into other areas of the project which could change designs.***

32. Where exactly are they envisioning the new employee, entrance noted in the program provided. It was item #23 in the program. ***D/B firm feedback and recommendation based on design.***

33. Is the program provided set in stone or can it be modified/ reduced to fit the existing space available to retrofit? ***The total grant for this 18,000 sq. ft project is \$2.5 million.***

34. It seems that the program requested in the RFP exceeds the amount of square feet available in the space to be retrofitted. ***The funds provided, \$2.5 million, are for renovations and improvements to 18,000 sq. ft. of space.***

35. Regarding square footage to be renovated. Is the 18,000 sq. ft of unfinished space indicated on plan as Warehouse, Production, Clean area, and office? ***Yes.***

36. During a walkthrough today it was pointed out by Tour guide Ed that some of the back unfinished space will remain for access by trucks for storage purposes. This would mean about 6,000 sq. ft would be reduced from the 18,000 sq. ft and the overhead door left in place? ***The plan is to leave the back-overhead door in place where the ramp is. This will most likely require a jog in the wall to ensure the entire project is 18,000 SF (See blueprint on website).***

37. The existing space now in use is approx. 5,220 sq. ft (30'x 174') and is also expecting to get minor renovations? ***Existing office space is 4,464 sq. ft. And yes on minor renovations.***

38. Is it intended that whoever wins the project that the plan presented will go through more design changes? **Yes, Easterseals will work with the design-builder to coordinate its proposed design with our design intent.**
39. What are the actual limits of the proposed project footprint? **18,000 sq. ft**
40. Please confirm requirements for FF&E? Office furniture? Gym furniture? **Yes.**
41. Please confirm availability of additional existing drawings including structural, MEP and site (Borghesi dwgs)? **Yes they are posted on our web site.**
42. Please verify scope of exterior work other than new windows and closing of OH doors? **D/B firm feedback.**
43. Confirm minimal partition and/or finishes work in existing office area? **We anticipate ceiling repairs/replacement, painting of walls, flooring in some areas.**
44. Please confirm that the showers requested in item and 17 are in addition to the showers requested in 13. If so, are the same amount of stalls requested? **They are not in addition to.**
45. Please confirm the maximum amount of occupants expected to be in the yoga space at once... **Approximately 20.**
46. Please confirm the maximum amount of occupants expected to be in the maker space at once... **Approximately 15.**
47. Please confirm the maximum amount of occupants expected to be in the meditation space at once... **Approximately 5 - 10**
48. Maximum amount of occupants expected to be in the fitness center at once. **Approximately 20**
49. Is there a rough list of the amount of fitness equipment needed so they can be accommodated? **See Power Point and RFP.**
50. During today's site walkthrough, it was noted that architectural floor plans of the existing building were available. Where can our team attain a copy of these documents? **Blueprint was handed out at mandatory Bidders Conference and Site Tour, and now posted on our website.**