



PURCHASING DEPARTMENT
1772 County Services Parkway
Marietta, Georgia 30008-4012
(770) 528-8400/FAX (770) 528-1154

Rick Brun
DIRECTOR

ADDENDUM No. 3

**Sealed Bid # 09-5435
Request for Proposal
Design / Build
New Parking Deck for Cobb County**

DATE: August 20, 2009

Page 1 of 9

The following addendum hereby amends and/or modifies the Proposal Documents and Specifications as issued for this project. All proposers are subject to the provisions of this Addendum.
Proposers shall acknowledge receipt of this addendum.

This Addendum consists of:

- **Questions submitted in writing**
- **Bid Form**

Include this original form inside your proposal package when submitted.

If you have any questions concerning this addenda please contact: John Flood @ 770-528-8418

All bids must be received before 12:00 (noon) by the Bid Opening date. Bids should be sent/delivered to Cobb County Purchasing Department, 1772 County Services Parkway, Marietta, GA 30008. Bids will be opened at 2:00 p.m. in the Cobb County Purchasing Department, 1772 County Services Parkway, Bid/Meeting Room, 2nd Floor, Marietta, GA 30008.

I acknowledge that I have received Addendum No. 3

Sealed Bid # 09-5435
**Request for Proposal
Design / Build
New Parking Deck for Cobb County**

Company Name

Signature

Date Sent to Purchasing

Please Print Name

**Please sign, date, and fax back this form ONLY to:
Fax #: 770-528-1154
Attn.: John Flood
Please call 770-528-8400 for questions regarding this addendum.**

Addendum 3

Cobb County Sealed Bid # 09-5435 Request for Proposal Design/Build New Parking Deck for Cobb County

August 20, 2009

Comments by Mark Kohntopp on Bid Procedures

The bid number is 09-5435

- ◆ Bids are to be received on 08/27/09 before 12:00 noon at Cobb County Purchasing Office, 1772 County Services Parkway. Late bids will not be accepted. 12:00 noon is by the County's clock
- ◆ Bids will not be opened at 2:00pm on the same day as it normally is; You may watch on TV23, or view on-line
- ◆ Submit Original and 1 copy of your qualifications. Insure that the Original is well marked.
- ◆ Bid packages: Please mark all packages w/ company names
- ◆ The cut-off date for questions is August 18th by 5:00 pm. Questions may be submitted in writing to Cobb County Purchasing at 770-528-8428 or <http://purchasing.cobbcountyga.gov>.
- ◆ All proposals must include the bid number and bid title on page with questions
- ◆ Minutes & addendum 1 are being distributed to all interested parties.
- ◆ Be sure everyone in attendance signs the vendor sign in sheet before leaving

Comments by Allen Kronenberger – Cobb County Property Management

Gave background and general description of project scope

Question and Answer:

Q *Can you clarify the landscape requirements, including whether or not you require all planted areas to have an irrigation system? Is a landscape architect needed on this project for softscape and/or hardscape, or is the county going to self-perform all or some portions of this scope?*

A No, I cannot clarify the landscape requirements. Yes a landscape architect would be an assist to design the courtyard and perimeter landscaping and hardscape. The County will NOT self-perform any work on this project. We would prefer to NOT have an irrigation system but instead use trees that can be maintained without irrigation.

Q Is there a desire to include a security system (i.e. cameras, emergency notification, Code Blue call boxes, etc) If so who will handle this scope of work?

A YES, the County would like to install cameras and call boxes for emergencies. System would be monitored through an 800 number call box and redirected to a 24 hour county call station.

Q If a security system is required, will it connect to the new courthouse's security monitoring station and if not who will handle the monitoring?

A NO, the call box will be monitored by private monitoring service.

Q. It was stated in the Pre-proposal conference the survey for the entire area has been completed, will these CAD files be posted?

A. No the CAD files will not be posted.

Q. Insurance – On page 14 of the RFP – Minimum Limits of Insurance. A. General Liability - \$5,000,000 General Liability combined single limit per occurrence, for bodily injury, personal injury, property damage.....". On page 90 of the draft contract 7.1.2.2 Comprehensive General Liability.... Bodily Injury: \$1MM per occurrence, \$1MM annual aggregate, Property Damage \$1MM each occurrence, \$1MM annual aggregate.

Q. Which is the required amount \$5M or \$1M? Most insurance companies will write a \$1M or \$2M primary General Liability policy. The general liability coverage is built up by adding an excess or umbrella policy(ies) to increase limits above the primary general liability policy layer. Is Cobb County looking for a total general liability program of \$30M or \$26M? H.J. Russell & Company has a \$2M each occurrence, \$4M aggregate on a per project basis with Zurich and a \$25M umbrella with Liberty Mutual. If we are required to carry total general liability limits of \$30M can we increase our umbrella coverage to satisfy this requirement? Is this acceptable?

A. If the excess/umbrella carrier is okay with the aggregate limits on a per project basis, then I would agreeable to the following limits:
\$2M in general liability combined single limit per occurrence for bodily injury, property damage and personal injury \$4M in aggregate general liability coverage on a per project basis \$25M in excess liability coverage (umbrella coverage)
If the excess/umbrella carrier has any issues with the per project language, the aggregate limits would need to be on an annual basis

Q. In the pre-bid meeting you state that the proposals will be open and read out loud. I presume that this means that proposal will be examined for completeness such as signature, all forms are included, all addendum are acknowledged, a bid form is attached, etc. but the fee, GCs and design fees will not be read as this is proprietary information to each bidder. Please confirm that this is the case.

A. No, All bids submitted with proper bonding will be recognized.

Q. In the pre-bid you I believe you mentioned that the selection committee would meet on September 2, to review the proposals and that interviews will be scheduled for September 9. The RFP says that interviews would be held on September 2. Please clarify if the interviews will be held on September 2 or on September 9.

A. The contractor interviews will be held on September 9, 2009

Q. Can you advise us who is on the selection committee?

A. Not at this time.

Q. In the pre-bid you mentioned that the Deck parking study for the deck would be made available to us on the purchasing website. In reviewing the website today I did not see it listed. I saw just the proposal and addendum 1.

A. It is now posted.

Q. The survey issued with Addendum 1 did not reference any set back requirements. Are we allowed to build on the property lines of the project or is there set backs from the property lines which are designated on the survey plan that was issued?

A. You should check with the permitting authority, City of Marietta.

Q. Good afternoon. Addendum #1, released on 8/7/09, contained the property survey for the site, prepared by the Facility Group. We were wondering if the electronic (CADD) version of the file could be made available.

A. No.

Q. Can you provide the square footage of the current 191 Lawrence Street building?

A. Yes

Basement	6400 square feet
1 st floor	6400 square feet
2 nd floor	4500 square feet (atrium)
3 rd floor	6400 square feet
4 th floor	6400 square feet
5 th floor	6400 square feet

Q. I have a question regarding the cost proposal for the above-referenced project. Section V.A.11 (page 9) of the RFP states: "Cost proposal amount (General Contract Fee, General Conditions and overhead percentage based on a \$7,875,000 project with a **10 month construction duration**)". Section II, fourth paragraph (page 5) identifies the Owner's tentative schedule as beginning demolition by March 2010 and completing the project by February 2011 (this would be **12 months**). Additionally, Addendum I contained a question and answer (page 4 at the top of the page) stating an anticipated completion date of December of 2010 (**10 months**).

For clarification purposes on the General Conditions portion of the cost proposal, would you please confirm that we should include for 10 months of construction General Conditions (March through December of 2010)?

A. Please include a schedule and general conditions for a 10 month schedule.

Q. Please confirm the square footage of 191 Lawrence St.

A. It is still 36,500 square feet.

Q. Please clarify that we are to submit fees based on percentages of the \$8,000,000 budget.

A. Yes, please submit based on a total budget of \$8,000,000.

Q. Please clarify Part V "Provide the following Qualifications and Information", sub-part A "Firm or Firms Information", questions # 7 and # 8 of the Request For Proposal.

A. Please list any litigation against your firm over the past three years.

Q. Please confirm if Major Sub-Contractors Resumes are required as Part V "Provide the following Qualifications and Information", sub-part D "Staffing Management".

A. If you do have any preferred subcontractors that your wish to use for this project.

Q. Also, Under Staffing Management: the RFP request resume's for each key member listing, Life/Safety Engineer, Instrumentation Engineer, FF&E Technician, Materials Testing & Inspection Consultant (which we have listed as Owner per Addendum #1). Will these particular key member's be required?

A. NO, not by Cobb County

Q. Is there a bid form available?

A. Please refer to attached Bid Form.

Q. We have identified some articles in the draft agreement which seem to be at odds with generally accepted practices throughout the design and construction industry. Please clarify whether there will be an opportunity to address these.

A. If you do not agree with the draft agreement then I would suggest you not bid this project.

Q. In the Draft Agreement, **Article 2.1.2** - States that there will not be an Owner's Architect. However, there are numerous references later in the contract mentioning the Owner's Architect' responsibilities in regards to payment applications, substantial completion, disputes resolution, etc. Please clarify the role of the non-existent owner's architect.

A. There is no Owner's architect on this project.

Q. Should the "FEE form" we provide for this D/B project be bound with our proposal response, or sealed in a separate envelope labeled "FEE Form"?

A. Yes, please include your Fee with the bid form included in this addendum.

Q. Life Safety Engineer - Is a certified life safety specialty engineer required for this parking deck or may this be a function of the Architect and Engineer of Record as is typically done for projects of this purpose.

A. The Architect will do this function on this project.

Q. Can a detailed survey of the site only be made available?

A. It will be made available to selected Design Bid team.

Q. Has an environmental study of the site been completed? Can it be made available?

A. No, this has not been done at this time.

Q. Are there building set back requirements from the curbs for all surrounding streets? What are they

A. Setbacks are available at the City of Marietta building and zoning departments.

Q. Is there an applicable landscape statue that must be adhered to?

A. Landscape requirements are available at the City of Marietta building and zoning departments.

Q. Are there established site lighting criteria? What are the exterior light specifications or standards being used at the adjacent courthouse project? Can those be made available on-line.

A. The County has no lighting criteria.

Q. What is the funding source for this project? SPLOST-existing or future? Bonds-have they been issued?

A. Currently the County is going to use some form of Bonds for the funding source.

Q. Per the Pre-Bid, a copy of the Bid Form was to be issued by Addendum. Please provide.

A. Please refer to attached Bid Form.

Q. Since the management companies typically provide their own parking control equipment, is the parking control equipment to be included in the total project amount of \$8,000,000 or will this scope fall under Alternate #1, Future Management Services?

A. Yes, it is part of the total budget of \$8,000,000.

Q. Will the foundations be designed for future expansion?

A. Not at this time.

Q. It was noted in the Pre-Bid that the soil is bad. Will Cobb County pay for unforeseen conditions, specifically unsuitable soils and rock or will this be inclusive in the \$8,000,000 project design? Will this constitute a change order?

A. Why not create a job contingency or a cost item for bad soil.

Q. Are there any special procedures, advertisements or methods required in the development of subcontractor bid packages?

A. No, no special procedures, advertisements or methods are required in the bidding of subcontractor packages

Q. Because Owners have different interpretation of General Condition Costs, is there a list of General Condition Items which will be considered cost of the work?

A. We are using a list in the AIA Handbook of Professional Practices. No list has been specifically created by Cobb County.

Q. When will the short list of contractors/bidders be available?

A. We will not be supplying a short list of contractors

Q. I'm wanting to find out if there will be any access control & security surveillance needed ob bid proposal #09-5435?

A. No there will not.

Addendum 3
Cobb County Property Management Department
NEW PARKING DECK STRUCTURE

BID FORM

Acknowledge receipt of Bid Addendums;

Bid Addendum 01 dated August 7, 2009 _____

Bid Addendum 02 dated August 11, 2009 _____

Bid Addendum 03 dated August 19, 2009 _____

DESIGN FEES

525 PARKING SPACES \$ _____ . 400 PARKING SPACES \$ _____

GENERAL CONDITIONS

525 PARKING SPACES \$ _____ . 400 PARKING SPACES \$ _____

GC FEES

525 PARKING SPACES \$ _____ . 400 PARKING SPACES \$ _____

TOTAL BID PRICE

525 PARKING SPACES \$ _____ . 400 PARKING SPACES \$ _____

Company name

signature and date