

ADDENDUM NO. 1
TO THE BIDDING DOCUMENTS AND SPECIFICATIONS
RFQ DESIGN BUILD SERVICES FOR POLICE STATION STRUCTURE
CITY OF COCOA BEACH
BID NO: CB 19-001

April 26, 2019

To All Bidders:

The following changes and clarifications/additions are hereby made part of the bidding and project specifications for the above referenced project as fully and completely as if the same were fully set forth therein.

The following were questions and/or comments brought up at the Mandatory Pre – Bid Meeting on April 26, 2019.

1. The complete Request for Qualifications (RFQ) package is available on the City's website.
2. Per Page 3 of 56 of the RFQ, all proposals to be considered shall be received on or before 2:00 p.m. local time on Friday, May 24, 2019.
3. Regarding the use of the alley on the east side of the site, we understand that the alley may have to be closed occasionally, but due to access to local businesses, the alley is not to be closed at both ends.
4. Architect Design Group (ADG) has completed design through 15%. The selected firm will need to design on-site, underground stormwater improvements; there is no excess stormwater capacity from the adjacent parking garage's stormwater pond.
5. The City desires to carry the same motif as that used with the Parking Garage and the Fire Station across the street.
6. The correct square footage of the structure is provided on page 22 of 56 of the RFP: "As shown in the Design Criteria documents, it is anticipated that the Police Station Structure will be approximately 28,900 sq. ft. and three stories."
7. Page 22 of 56 of the RFP states: "The selected firm, as part of their contract with the City, will be required to prepare complete, 100% Contract Documentation (Drawings and Specifications) for the new Police Station Structure. The selected firm will be required to submit a Guaranteed Maximum Price (GMP) based on the documentation that they prepare. The GMP will be required as part of the 30% Construction Documents and Specifications package. The GMP or Lump Sum Agreement is required to include all design and construction costs for the entire project. A Performance and Payment Bond equal to the total amount of the GMP will also be required of the selected firm at this time." The

Guaranteed Maximum Price (GMP) of the all-inclusive construction contract is a not-to-exceed amount of \$8.5 million (\$8,500,000) based on the Opinion of Probable Cost.

8. As stated on Page 7 of 56, "The Design-Build Firm shall complete the Project no later than four hundred twenty (420) days from the Notice to Proceed unless otherwise negotiated." To clarify, the clock starts at the Notice to Proceed and construction shall start within one-hundred eighty (180) days from the Notice to Proceed unless delayed by events outside the control of the Design-Build Firm. Further, design plans have to be completed within 180 days of the 420 day project time.
9. Per Page 11 of 56, "A satisfactory Performance Bond and Labor and Material Payment Bond, executed by the Design Build firm and an acceptable surety in the amount of one hundred (100%) percent of the proposed budget amount is required before a Notice to Proceed (NTP) can be issued for the actual project. The bond figure is subject to revision when final pricing is established." To clarify, the initial bond amount required before a NTP can be issued shall be \$8,500,000, but is subject to revision when final pricing is determined.
10. Selection of the contractor shall be based on qualifications (written submittal and oral presentation(s)) and may include a visit to past, completed projects.
11. The City plans to use a Crestron system.
12. The construction contract documents shall use AIA and DBIA standards.
13. An As-constructed model shall be delivered at the end of the project. The City uses AutoCAD, however, may utilize Revit in the future. The City would like the Revit model.
14. Additional questions shall be emailed to Wayne Carragino at wcarragino@cityofcocoabeach.com with the cutoff date for questions being Friday, May 10, 2019. The date of the Final Addendum to answer questions is Friday, May 17, 2019. Indicate in the subject line if the question is time-sensitive. The City may, at its discretion, put out multiple addenda.