

**TOWN OF GOLDEN BEACH**  
**Design-Build Services for New**  
**Town Civic Center**  
**Bid No. 2019-01**  
**ADDENDUM No. 1**  
**DATE OF ADDENDUM: 11-20-2019**

**TO ALL PROSPECTIVE BIDDERS:**

Bidders for the above-referenced project shall take note of the following changes, additions, deletions, clarifications, response to RFI's, etc. to the Bid Documents, which in accordance with the Contract Documents shall become a part of and have precedence over anything shown or described otherwise.

**PLEASE NOTE THE FOLLOWING RESPONSE TO CONTRACTOR'S REQUEST FOR INFORMATION:**

**RFI #1**

1. What is the name of the firm that prepared the Design Criteria Package?  
**Answer: None**
2. What consultants were on the DCP team?  
**Answer: Lissett Rovira**
3. Is the firm responsible for preparing the Design Criteria Package and/or their consultants precluded from submitting on this RFP?  
**Answer: No Firms. Consultant Excluded.**
4. Has the selection committee members been chosen yet? If so, can you provide the names of the committee members.  
**Answer: No**
5. Based on the Part I scoring of 10 points for Oral Presentations, is it the Town's intent to have all firms who submit (and are deemed responsible and responsive) make oral presentations to the Selection Committee?  
**Answer: Yes (~~scheduled for January 22-23, 2020~~) changed to January 29-30, 2020 after RFI #1 was issued.**
6. Are contractors required to be registered with the Town in order to submit on this RFP?  
**Answer: No**
7. Who is responsible for FF&E?  
**Answer: Stipulated in RFP (the respondent)**
8. If the contractor is responsible, is FF&E included in the \$5M budget?  
**Answer: Yes**
9. Is there any LEED, Green Globes or similar requirement?

**Answer: No**

10. In the DCP write-up for Site A it mentions fire truck turn radius. I didn't see any mention in the scope of the building housing a fire department. Can you please confirm?

**Answer: No Fire Station to be built, but in the course of normal response for calls for service access must be provided.**

**RFI #2**

11. Do we get back the 2% bid bond as expressed on Page 1 of the RFP?

**Answer: Yes, the Bid Bond will be released to the non-successful proposers at the conclusion of the selection process.**

**RFI #3 – Questions from Pre-Bid Mandatory Meeting**

12. This coming Tuesday the Council will be appointing a selection committee?

**Yes.**

13. Did you utilize any sub-consultants on the Design Criteria?

**No.**

14. What is the budget?

**This is a \$5.2-million budget.**

15. I'm concerned about the boring geo-technical information?

**That information is available online under the Civic Center Project tab. The survey will also be available online in high-res and in CAD.**

16. Can we come out and do our own sub-surface soil report?

**Yes.**

17. What about hazardous materials? Asbestos? Lead?

**None has been identified in the boring samples that we took.**

18. What about hazardous materials in the existing building?

**We've had that study in the past, and there are no asbestos or hazardous materials in the renovation building. As it relates to the soil conditions, it is quality soil.**

19. Is it true that the building will be 60,000 sq. ft.

**No. 14,500 sq. ft.**

20. What is your expectation with the budget? Are you including everything?

**Not looking for anything out of this world as it relates to outfitting, but basic necessities in each of the offices is expected. Not looking for the most expensive. Cognizant that the budget is tight. We are not Aventura, not Bal Harbor, not Hallandale Beach. Our budget is \$5.2-million. In the future, as the project progresses and we see that the furniture is not good enough, that's something that we can discuss and negotiate in the future. Let us see what \$5-million gets us. We believe for a community this size and for this budget, we can get something we can live with.**

21. Is this a GMP contract or fixed price contract?  
**Fixed price.**
22. Normally EOC centers require a bathroom as part of that bunker, you designed it around the space itself, and do you want a bathroom or some type of bathroom facility in there?  
**Bunker must have access to/or have a bathroom facility inside that is also hardened/reinforced.**
23. Mentioned that the presentation date has changed, are you going to shortlist x number of firms?  
**If you submit a proposal, you will have an opportunity to present to our selection committee. They will rank your presentation and then offer to the Council a shortlist, the Council will evaluate the shortlisted firms and make a selection.**
24. Is there an ordinance on the working hours for construction?  
**Yes. 8 a.m. to 6 p.m., Monday through Friday. But if we feel that we can advance the time schedule and decrease the impact to our surrounding neighbors by allowing work on Saturdays or going a little bit later, we may consider that.**
25. Regarding the 20 foot first floor elevation, you want the second floor to start at 20 feet NGVD? This is a requirement by you? And this is regarding water?  
**Yes. This is part of the design criteria. It's for accommodation of many issues. By creating a surface parking lot area, we don't want to create a dark area that becomes a blighted area. By having the height you have natural light and you'll be able to see underneath the building, if that's what you design. By starting higher, that chambers now has an ocean view. Everything has a correlated effect.**
26. The piles, would you be open to the load test to go to 70 ton versus 35 ton?  
**A load test is quite expensive. 14 inch piles is what we do for residential construction and they're quite adequate. Don't see a need to do any pile testing whatsoever.  
\*\* We are working with the soil report company to change pile size to 14 inch piles. \*\***
27. Sounds like the project is design driven, but it's price driven, and the lead is to be the contractor, but it's very design driven. Mentioned that you're open to alternatives and ideas, may come up with something where you get this for your \$5-million, but you have to save something else for later. Is this something that you would want?  
**That could be submitted as a bid alternative. Who drives the team, we're not dictating. We really wanted to allow everyone an opportunity to bid on the RFP.**
28. Will you post the sign-in sheet?  
**We will have the sign-in sheet posted on the goldenbeach.us civic center tab. That will go up today.**
29. Who will be providing the builder's risk insurance?  
**The Town will.**

30. There is a conceptual design, but you're looking for another conceptual design within these parameters?  
What we're giving you is a base to start with, we want you to make it better.  
We needed a starting point.
31. So you want us to work with this and present something encompassing all of the elements?  
We require at a minimum that you incorporate into your design the elements that we have required as part of our design criteria. How you lay that out, is up to you.
32. Do you want to see a floorplan?  
For your submittals you are required to give site plans, floor plans, renderings, materials, etc.  
We'll issue an addendum for the minimum requirements for submittals.
33. Are you going to request LEED certification?  
This is not a LEED certified project, are asking you to take into consideration sustainability issues.
34. Part of the site investigation says including drainage issues, what are the issues?  
The current site has no drainage today whatsoever, so you are going to have to identify typography, slopes on driveways, slopes on the asphalts, etc. You're going to have to create a drainage plan for the site.
35. Will the Town be absorbing all permit fees?  
Yes, the Town will pay for all permit fees.
36. What about temporary utilities?  
You'll be responsible for providing those yourself.
37. Are all of the design solutions provided by each submitter owned by the submitter?  
Yes.
38. Did the Town provide a survey?  
There is a survey and it will be available on the website, [www.goldenbeach.us](http://www.goldenbeach.us), under the Civic Center tab.
39. How important is all of the glass on the outside of the building?  
Your design will dictate how important all of that glass. What we did was give you an indicative idea of what a solution could look like, but we really want this to be driven by you.  
Give us the space that we need, tell us what it should look like for the money we have.
40. You have two conceptual site plans, is there one that you're leaning more towards?  
We gave you two indicative site plans, but this is driven by the submitter. You have to achieve the objectives, but you may come up with something completely different and creative and we're open to exploring that.

41. DOT allows you to get access from A1A?  
We currently have curb cuts already on A1A for access and we can create additional curb cuts on A1A. We do have authority to create new curb cuts on A1A.
42. Do you have a preliminary cost from DOT on the access area?  
We do have a preliminary cost from DOT on the access area, they're open for us to submit plans to them to show where the new curb cuts will go. We could potentially have at least two more curb cuts, there's currently one there now, we're looking to have only one curb cut.
43. You have a kitchen lounge area with residential appliances, there's no fuel loads or grease traps required?  
That's correct. It's not intended to be a commercial kitchen. This is not a fire station requiring commercial grade appliances.
44. Do you require the plans to be in Revved or AutoCAD?  
We will accept it in any format. As a basic requirement, it should be in AutoCAD.
45. Is there anything that you would want that's not in the base requirements?  
The most important thing to the Council is that the façade of that building have a wow factor. Doesn't have to be the whole building, could just be a single element of that building that says we did it, we got there.
46. Is this building historic? Is it required to stay the way it is?  
No. What we call for in this building is to gut it, put an ADA bathroom and give us the raw space so we can put our gym in there. Let's save as much as we can.
47. Have you thought of making this part an alternate add?  
If you think it needs to be an alternate add because it doesn't meet the budget requirements, put it in your submittal.

**PLEASE NOTE THE FOLLOWING CLARIFICATIONS TO THE BID DOCUMENTS:**

48. Page 1 The Town's tentative schedule for this RFP: Proposal Presentations & Evaluations / January 29-30, 2020
49. Page 28, DC A (Substructure) refer to zone AE.
50. Page 29, DC B1 (Superstructure Criteria) shall include steel structures.
51. Page 29, DC B2 (referencing Exterior Enclosure & Impact-Resistance Criteria) Remove the use of any exterior shutter system. Risk Category is IV.
52. Page 30, DC B3 (roofing criteria) is intended to provide the minimum design requirements as specified by the structural engineer. Disregard the language that states "corrugated steel sheet", as it refers to a layer within a type of roofing system. The A/E team will dictate how

and where roofing methods are appropriate applications.

53. Page 35, DC E2 (furniture criteria) Remove the movable furniture requirement (i.e. desks & chairs). Any casework/built-in furniture as specified shall be included in the bid.
54. Requirements for the Bunker shall include a restroom facility and separate means of egress as required.
55. If the Town decides to utilize private providers or a threshold inspector, including all of the sub-trades, the Town will pay for it.
56. Phase permitting will be allowed up to foundation.
57. Looking for landscaping that meets our code, but that we can add to later on. Looking for alternative options and designs for landscaping.
58. At a minimum, the following must be included as part of your submittal:
  - a. Site Plan (colored)
  - b. Floor plans (all levels)
  - c. Elevations (2D colored)
  - d. Town Hall Building Sections (2 minimum)
  - e. Renderings ((1) Main façade street view with context (1) view chosen by bidder)
  - f. Sample material board
  - g. All presentation boards shall be formatted to 24" x 36". Also provide 11" x 17" review sets of the presentation for selection committee review.

Proposers are reminded to please acknowledge receipt of this addendum in your Bid submittals.