

TOWN OF

# Golden BEACH

**DESIGN-BUILD**

FOR NEW  
TOWN CIVIC CENTER



Town Of Golden Beach  
Office Of The Town Clerk  
Town Hall  
1 Golden Beach Drive | Golden Beach, FL 33160

Due: January 17, 2020

**MARTIN**  
ARCHITECTURAL  
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK

**Gerrits**  
Construction  
SINCE 1945

**MASTER**  
CONSULTING  
ENGINEERS, INC.  
STRUCTURAL CONSULTANTS

**KEITH**

**FORMICA & ASSOCIATES Inc.**  
Consulting Engineers

**ANDRES MONTERO**  
LANDSCAPE ARCHITECTURE



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*Tab*  
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LANDSCAPE ARCHITECTURE

**Section 2      Statement Acknowledging receipt of each addendum issue by Town**

We are in receipt of four (4) addendums. Addendum #1 dated 11/20/19; Addendum #2 dated 12/03/19; Addendum #3 dated 01/07/20 & Addendum #4 dated 01/13/20.

**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?  
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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?

Bid No. 2019-01  
Addendum #1  
Page 1 of 6

**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?

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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.

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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

Bid No. 2019-01

Addendum #1

Page 5 of 6

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.

**TOWN OF GOLDEN BEACH**  
**Design-Build Services for New**  
**Town Civic Center**  
**Bid No. 2019-01**  
**ADDENDUM No. 2**  
**DATE OF ADDENDUM: 12-03-2019**

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Bid No. 2019-01  
Addendum #2  
Page 1 of 8



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#### **RFI #2**

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You'll be responsible for providing those yourself.
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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.

## **RFI #2**

48. In conceptual plan A they present 3 new sport courts. In conceptual plan B you have four courts. Which Courts are mandatory for the design?  
The site plans are to show a variation in site planning. The addition of the clay court can be omitted if budget and/or site planning does not allow.
49. Please can you address the zoning code for this type of building. Need height information.  
Maximum building height is 60' -0". The Town does not have zoning regulations for commercial construction.
50. In conceptual plan B the new basketball court is placed in the front setback. Can we place parking spaces in the front setback?  
Parking encroachments will be considered within the front setback.

51. If by means of the design we must relocate any existing facility and we can include it in our costs, is it possible to do so?

All design obstacles must be accounted for within the budget. We believe the pump station and communication/utility must remain in their existing locations because of the costs associated with their relocation. However, any and all existing facilities and amenities can be moved, relocated, changed, upgraded so long as it falls within the existing budget (we love miracle workers).

52. Could you please clarify necessary setbacks, (and total building height) as your conceptual project has some parts of the building encroaching on the setbacks in Terracina St.

**Setbacks:**

Front: 50'-0"

Terracina Side: 20'-0"

Interior Side: 20'-0"

Rear: 0'-0"

Total Building Height: 60'-0" max.

53. Would you allow some architectural elements to extend higher than the zoning requirements?

Yes. The Town does not have zoning regulations for commercial/municipal construction. The Town Hall building will be a prototype design. All zoning requirements or regulations that would normally apply are exempt.

54. Do you consider important to create multi-function public spaces that are not part of your requirements? We think it is very important to engage the community with this building and create interesting gathering spaces.

Agreed. We encourage all designs that engage our community and provide the residents with additional amenities. Be as creative/innovative as the budget will allow.

55. An architectural "masterpiece" requires a level of detail and design that is more expensive than a regular building. Do you have or will consider an allowance of extra funds?

All building design elements shall be within the set budget. The RFP does provide for alternative submittals, which will be evaluated accordingly. If the selection committee and the Town Council find that the alternative submittal has advantages that merit consideration, it may exercise its discretion.

56. Is there an existing vegetation survey of the site?

No, consider the site to have no vegetation of value.

57. Are there as-built landscape and irrigation drawings?

No because no irrigation system exists.

58. Are there as-built underground utilities drawings (i.e., sewage, portable water, stormwater, etc.)?

No, however the Town believes that there are at least three sewer laterals available. Potable water is available, and the only stormwater system is the one managed by FDOT that services the road. There is no independent system for the park.

59. Is there a recent survey of the overall site and surrounding areas?

Yes. Available on the Town's website.

60. Can the City provide the above drawings in AutoCAD and PDF files?

Yes. Available on the Town's website.

61. Are there underground utilities under the section of Golden Beach Dr. to be removed?

Underneath Golden Beach Drive there are no utilities.

62. What is the condition of the existing tennis courts? Do they need to be refurbished?

Not within the scope of this project.

63. New drive on to A1A (Need FDOT approval) Who is providing the FDOT review and approvals, Town or DB team?

The town will work in tandem with the DB team to obtain FDOT approvals.

64. Landscape and light poles on A1A will require relocation / is a potential maintenance issue, does the town require this court and in this location?

No

65. New intersection Golden Beach Dr and Terracina Av. Is the town doing this new intersection work or design-built team?

The Town will be responsible for the intersection work.

66. The new clay tennis court is on top of underground water/ sewer and power. This is a potential maintenance issues, does the town require this court and in this location?

No

67. We are only excluding office, training room and non-built in furniture. Details follow on Wednesday. But we think this will help your budgets.

As it relates to the F part of FF&E, the Town is providing all furniture with the exception of built-in case work.

68. Can we obtain the existing AutoCAD files for the Concept Design?

Yes, the files will be available on the town website. <http://www.goldenbeach.us/civic-center-project/>

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

69. Page 1 The Town's tentative schedule for this RFP: Proposal Presentations & Evaluations / January 29-30, 2020



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77. Phase permitting will be allowed up to foundation.
78. Looking for landscaping that meets our code, but that we can add to later on. Looking for alternative options and designs for landscaping.
79. 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.

**TOWN OF GOLDEN BEACH**  
**Design-Build Services for New**  
**Town Civic Center**  
**Bid No. 2019-01**  
**ADDENDUM No. 3**  
**DATE OF ADDENDUM: 01-07-2020**

**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 REVISED DATES: (Revisions are in Red)**

The Town's tentative schedule for this RFP is as follows:

**Issue Date: October 18, 2019**

**Pre-Bid Conference: November 15, 2019**

**Cut-off Date for Questions: November 27, 2019**

**Submission Deadline: January 17, 2020 at 12:00 P.M.**

**Opening of Proposals: **January 17, 2020 at 1:00 P.M.****

**Proposal Presentations & Evaluations: January 29-30, 2020**

**Selection Date: February 18, 2020 (est.)**

**\*\*\* Please note the date for the opening of proposals has been changed \*\*\***

**TOWN OF GOLDEN BEACH**  
**Design-Build Services for New Town**

**Civic Center**

**Bid No. 2019-01**

**ADDENDUM No. 4**

**DATE OF ADDENDUM: 01-13-2020**

**DESIGN-BUILD AGREEMENT<sup>1</sup>**

**“Design & Construction Contract”**

**THIS AGREEMENT** (this “Agreement”) made and entered into the \_\_\_\_ day of February, 2020 by and between the Town of Golden Beach, Florida, a municipal corporation (the “Town”) and \_\_\_\_\_ (the “Design-Builder”).

**RECITALS**

**WHEREAS**, on October \_\_, 2019, via RFP #2019-01 (the “RFP”), Town issued its notice to design-build firms of the Town’s desire to hire a firm to perform Design/Build Services for a New Town Civic Center; and

**WHEREAS**, in response to the RFP, the Town adopted Resolution 2019-\_\_\_\_ dated \_\_\_\_\_, 2020 relating to the Design-Builder’s design and construction of a new Civic Center; and

**WHEREAS**, the Town, as outlined in the RFP, has identified certain parcels of real property located in the Town (the “Land”) and which is owned by it upon which it intends to have constructed a new Town Civic Center referred to as the “Project”; and

**WHEREAS**, the Town and the Design-Builder, in reliance on the proposals set forth in the RFP and Response to RFP submitted by the Design-Builder, now desire to enter into this Agreement respecting the Project; and

**WHEREAS**, the Town has determined that entering into this Agreement with the Design-Builder for the design and construction of the Project contemplated by this Agreement is in the best interests of the health, safety, and welfare of the residents of the Town.

<sup>1</sup> Based in Part on AIA Copyright Document A141-2014

Town \_\_\_\_\_

Design-Builder \_\_\_\_\_