

# Roanoke County Public Schools

## Facilities & Operations

5937 Cove Road  
Roanoke, VA 24019  
540-562-3900

### Addendum No. 1

#### William Byrd High School Renovation RFQ# 2020-0415

Wednesday, April 29, 2020

1. **Addition:** Under Section 1. GENERAL INFORMATION, 1.3 Project Description, the text says to “See attachment A for details”.

Please see ATTACHMENT A at:

<https://www.rcps.us/site/default.aspx?PageType=3&ModuleInstanceId=6610&ViewID=7b97f7ed-8e5e-4120-848f-a8b4987d588f&RenderLoc=0&FlexDataID=17923&PageID=2996>

2. How might we obtain a copy of the RCPS policies for Design-Build projects that must be adopted by school systems to use this project delivery method? This will aid in articulating our approach to the project.

RCPS Policy 4.34

<https://go.boarddocs.com/vsba/roecnty/Board.nsf/goto?open&id=9H5LRK5097F2#>

Roanoke County Procurement Policy and Procedure Manual – Section 10.10

See ATTACHMENT B at:

<https://www.rcps.us/site/default.aspx?PageType=3&ModuleInstanceId=6610&ViewID=7b97f7ed-8e5e-4120-848f-a8b4987d588f&RenderLoc=0&FlexDataID=17923&PageID=2996>

3. Has a contract form for the Owner / Design-Builder Agreement been determined? If so, is it available for review?

Not Determined. This is intended to be part of the RFP.

4. What role will the design study play in this project? (Basis of Design? Program requirements? Used for original budgeting purposes only? Other?)

Preliminary basis for design, program requirements, and for budgeting purposes.

5. What level of design and other pre-construction services are envisioned to be performed by the Design-Builder at risk before a design-build team is selected?

Minimal, Conceptual ideas

6. Any form of interim agreement anticipated?

None

7. Who has been employed by RCPS to serve as the advising architect or engineer for the project?

MBP (McDonough Bolyard Peck), Roanoke, Virginia is advising during the selection phase. OWPR performed the initial facility assessment 2016 with an updated facility assessment by Thompson and Litton in 2019.

8. Will RCPS employ a Clerk of the Works or a third-party construction management firm?

RCPS will utilize the current Construction Manager on staff.

9. Will the County's independent value engineering process be followed, or will that be incorporated into Design-Build contract and led by the Design-Build team?

It is imperative for all Design-Build teams to design to the budget approved during negotiations.

10. From earlier conversations, we have understood that construction should start in July 2021, and the RFQ mentions an accelerated project schedule. Is the intended construction completion to be the summer of 2022?

Construction shall start mid-2021 (pending bond sale) after school is out for the summer.

Intended timeline for project currently estimated at 16 months from start up

11. Paragraph 1.11 indicates release of the RFP will be on or about June 1, 2020. Has RCPS developed a timeline for succeeding milestones such as:

- a. Proposals due? Minimum One Month after release of RFP
- b. Interviews? JULY
- c. Final selection of the Design-Build team? Targeting AUGUST 15

\*All of these time and dates are estimates

12. Are special inspections to be part of the contract, or is that viewed as a conflict of interest?

RCPS will be responsible for hiring third party inspections.

RPCS will be employing a third-party Commissioning Agent.

13. Are there any renovations intended for the kitchen that would require a food service design specialist?

None- Section 1.4 of RFQ

14. The SOQ page limit is described as 30 pages in one place and twenty in another, please clarify.

There is an error in Section 1: 1:6. It states that "SOQs should be concise limited to no more than twenty (30) pages (single spaced, single sided), and address each item in the order outlined below."

Section 1:1.6 should state "The responses to this RFQ shall be limited to thirty (30) pages + appendices (single-spaced, single sided, including this RFQ form, resumes, photographs, charts, etc.

15. Can we visit the school?

Site Visit: Non-Mandatory, MAY 6, 2020 12:00 noon

Note: This will not be a guided visit and all state guidance on COVID-19 response efforts / "social distancing" must be strictly adhered to.

16. Will RCPS directly engage an asbestos and hazardous materials consulting firm for TSCA and AHERA requirements, or should the Design-Build team include a hazardous materials specialty consulting firm with our proposed team?

RCPS has an inventory of all known hazardous materials. Also, RCPS has a consulting firm for hazardous material testing on contract to assist as needed should further evaluations be necessary.

17. We are a subcontractor that does duct cleaning and I was wondering if I could take a look at the specs and drawings to see if any duct cleaning will be required for this project?

This is a Request for a Statement of Qualifications from General Contractors, Architectural and Engineering firms, Construction Management Companies that have experience in the design-build construction and renovation of complex K-12 educational facilities.

- 18. Forgive me if I missed it somewhere in the document, but I was curious as to whether or not a hazardous materials evaluation would be required for the project. If it is, will that be in the design-build scope of work or will that be provided separately by the school system as we typically see?**

RCPS has a consulting firm for hazardous material testing on contract to assist as needed should further evaluations be necessary.

- 19. Can you send me the prequalification for William Byrd? I went online and it is only showing the same as the attached. Also, I see in there do you need one original and five copies of the prequal or is that just the bid?**

This is a Request for a Statement of Qualifications from General Contractors, Architectural and Engineering firms, Construction Management Companies that have experience in the design-build construction and renovation of complex K-12 educational facilities.

1.6: For each SOQ, one (1) original and five (5) copies, must be appropriately signed by an authorized representative of the primary Offeror, and must be submitted in a sealed envelope or package. A removable media storage device containing one (1) digital copy of the SOQ must be included in the SOQ packet.

- 20. Due to the current environment, will you grant an extension to the RFQ?**

In order to best allow adequate time to provide a SOQ after a NON-MANDATORY SITE VISIT ON May 6, we are extending the submission 1 week to May 22. All other dates remain the same unless explicitly stated otherwise.