



ROANOKE COUNTY

Purchasing Division

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September 1, 2022

ADDENDUM NO. 1 TO ALL OFFERRORS:

Reference – RFP # 2023-020

Description: 2023-020 - SOLICITED PPEA PROPOSALS FOR CONSTRUCTION OF BONSACK FIRE STATION

Issue Date: August 1, 2022

Proposal Due: September 15, 2022

Please see the below responses to questions received:

- 1) The following project is included in the Roanoke County's FY 2023-2032 CIP. Please advise if this RFP for design for the Construction of Bonsack Fire Station is same project.**
 - **New Bonsack/460 Fire Station - Roanoke County**
 - **The Bonsack/460 Fire Station project is proposed to receive \$6.825 million in funding in FY 2023.**
 - **The new station represents a new and enhanced service as the twelfth station reducing reliance on other locality responses for emergencies.**
 - **Proposed funding is based on the construction estimate of a three-bay facility.**
- a. These are the same project.*

- 2) Regarding 1.9.3, "shortlisted proposers will be invited to submit Detailed Phase proposals." May we see a list of deliverables for this phase?**

The following information is taken directly from the Roanoke County Board of Supervisors adopted Board records of January 12, 2021, for Public-Private Education Facilities and Infrastructure Act of 2002 County of Roanoke Guidelines. The County may modify the requirements below before proceeding with Detailed Stage, Part 2.

- A. Format for Submissions at Detailed Stage (Part 2)*

If the County decides to proceed to the detailed phase of review with one or more proposals, the following information, where applicable, shall

be provided by the private entity unless a waiver of the requirement or requirements is agreed to by the County:

1. *A topographical map (1:2,000 or other appropriate scale) depicting the location of the proposed qualifying project;*
2. *Conceptual site plan indicating proposed location and configuration of the project on the proposed site;*
3. *Conceptual (single line) plans and elevations depicting the general scope, appearance and configuration of the proposed project;*
4. *Detailed description of the proposed participation, use and financial involvement of the County in the project;*
5. *A list of public utility facilities, if any, that will be crossed by the qualifying project and a statement of the plans of the proposer to accommodate such crossings;*
6. *A statement and strategy setting out the plans for securing all necessary property;*
7. *A detailed listing of all firms that will provide specific design, construction and completion guarantees and warranties, and a brief description of such guarantees and warranties;*
8. *A total life-cycle cost specifying methodology and assumptions of the project or projects and the proposed project start date. Include anticipated commitment of all parties; equity, debt, and other financing mechanisms; and a schedule of project revenues and project costs. The life-cycle cost analysis should include, but not be limited to, a detailed analysis of the projected return, rate of return, or both, expected useful life of facility and estimated annual operating expenses;*
9. *A detailed discussion of assumptions about user fees or rates, and usage of the projects;*

10. *Identification of any known government support or opposition, or general public support or opposition for the project. Government or public support should be demonstrated through resolution of official bodies, minutes of meetings, letters, or other official communications;*
11. *Demonstration of consistency with the County's comprehensive or infrastructure development plans or indication of the steps required for acceptance into such plans;*
12. *Explanation of how the proposed project would impact local development plans of each affected local jurisdiction;*
13. *Description of an ongoing performance evaluation system or database to track key performance criteria, including but not limited to, schedule, cash management, quality, worker safety, change orders, and legal compliance;*
14. *Identification of any known conflicts of interest or other disabilities that may impact the County's consideration of the proposal, including the identification of any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2;*
15. *Detailed analysis of the financial feasibility of the proposed project, including its impact on similar facilities operated or planned by the County. Include a detailed description of any financing plan for the project, a comparison of that plan with financing alternatives available to the County, and all underlying data supporting any conclusions reached in the analysis of the selection by the private entity of the financing plan proposed for the project;*
16. *Additional material and information as the County may reasonably request.*

3) Regarding 3.2.1, “Provide a description of the Project, including the conceptual design.” How should our response differ from our project

understanding required in 3.5.1.1? Is a narrative sufficient or are you expecting additional building drawings or elevations?

- a. *A narrative may or may not suffice. You indicate in question #4 that you may offer critiques of conceptual materials. If you propose changes to building or site materials, drawings showing the proposed changes may be helpful. Responses to the RFP are at the discretion of the Proposer.*

4) Would you like critiques of your current conceptual materials?

- a. *The Proposer may offer critiques of the current conceptual materials; however, proposed material critiques must comply with the City Planning Commission and City Council zoning approvals.*

5) Regarding 3.1.3, outlining the team. We are not including a fire station consultant, but we may utilize one later for peer review purposes. To keep you informed, may we mention them in that capacity without officially having them on the team?

- a. *If included as part of the PPEA team, provide qualifications, resume, and experience with fire station projects of the individual who will provide professional consulting services. A copy of the individual's current professional registrations shall be provided.*

6) I see other solicitations on the County website geared towards paving, transportation, landscape, etc. Should we roll those services into our proposal or are those consultants answering separately?

- a. *All services required to provide turn-key design and construction services shall be included in the Proposers response to the RFP.*

7) What financing requirements are needed by the proposer, if any?

- a. Since the Board of Supervisors has planned funding for the project, Proposers should mention that project funding is provided by the County.

Note: A signed acknowledgment of this addendum must be received at the location indicated on the original solicitation either prior to the proposal due date or attached to your proposal. Signature on this addendum does not substitute for your signature on the original proposal/bid document. The original proposal/bid document must be signed.

Thank you,



W.L. Heath Honaker

Phone: (540) 283-8146

HHonaker@roanokecountyva.gov

******Signature page to follow ******

2023-020 - SOLICITED PPEA PROPOSALS FOR CONSTRUCTION OF

Addendum # 1 Signature Page

Sign Name:

Print Name:

Name of Firm:

Date:
