



ROANOKE COUNTY PUBLIC SCHOOLS

Facilities and Operations

5937 Cove Road NW, Roanoke, VA 24019 ♦ (540) 562-3900 x 10154
Fax (540) 562-3994 ♦ www.rcps.us

RFP# RCPS 2023-002 ADDENDUM #3

PPEA DESIGN-BUILD SERVICES FOR ROANOKE COUNTY PUBLIC SCHOOLS CTE and ELEMENTARY SCHOOLS – DETAILED PHASE PROPOSAL

Date: October 20, 2023

Issued By: Todd Kageals
Director of Facilities and Operations
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Included within this addendum are the following:

- Clarifications and responses to proposer's questions
 - End date for proposer questions
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Addendum Information

Clarifications and responses to proposer's questions:

1. The Dental Assistant Program should be included in the proposal.
2. Has the roof at WECES been recently replaced?
The roof has not been replaced. The roof warranty expires in 2026.
3. The RFP indicates an award date of April 1, 2024. Is there a revised date that you can provide, so that we can update our preliminary schedule accordingly?
RCPS anticipates selecting a firm in November or December and executing an agreement in January.
4. Does RCPS know what equipment they would like to re-use or would like replaced at each of the schools?
It is not our desire to re-use any of the existing FF&E. However, what you include in your proposal is up to you and will likely be based on the budget available.
5. Can RCPS provide direction as to what CTE equipment is to be replace and reused?
It is up to the proposer to determine what equipment should be brought over and what should be replaced. As with the FF&E, this is likely to be based on the available budget and condition of existing equipment.



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6. The RFP Solicitation did not request that the design be AWS compliant yet one of the questions is to indicate if the design is AWS compliant. What is the desire of RCPS?

The CTE director has indicated a desire for the design to be AWS compliant.

7. Is a letter from our bonding company being requested to ensure we have the available bonding capacity to perform the work?

Yes.

8. Please provide an itemized list of all costs that RCPS has expended or intends to expend outside of the Design-Build contract that need to be accounted for within the \$130 million total project budget. This will help us all determine if our proposed scope of work is appropriate for all three projects. For discussion purposes, below is a list of items that may or may not need to be included, or that you may direct to be part of the Design-Build Contract:

With the exception of item “j” below, all items are expected to be accounted for within the \$130 million total project budget. Currently, no funds have been spent or are encumbered from the \$130 million budget.

- a. Plat Preparation Services and Easements - Cost TBD
- b. Historical and Cultural Research of Newly Purchased Land – Already completed.
- c. Third Party Construction Management Fees or Clerk of the Works - Cost TBD
- d. Commissioning Fees - Cost TBD
- e. Special Inspections/Construction Materials Testing/Hazardous Material Testing and Monitoring - Cost TBD
- f. The cost for any building permit fees, plan review fees, and site improvement/erosion bonds (anticipated to be paid directly by the Owner or waived by the County of Roanoke) - For the purposes of this proposal, please consider these fees as part of your contract.
- g. Fees associated with closing site improvement/erosion bonds - For the purposes of this proposal, please consider these fees as part of your contract.
- h. Review Fees by Regulatory Agencies - For the purposes of this proposal, please consider these fees as part of your contract.
- i. Owner Contingency - Calculated at 5% of the construction amount.
- j. Electrical Power and other utilities consumed during elementary school construction projects - To be paid for outside of the Design-Build contract and outside of the \$130M budget.
- k. Builder’s Risk Insurance for Renovation Projects - For the purposes of this proposal, please consider these fees as part of your contract.



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- i. Moving, Storage, and Relocation of Existing Furniture and Teacher Materials (Glen Cove and Cundiff Elementary Schools) - Teachers will be responsible for moving teacher materials. Any moving, storage and relocation of existing furniture that is required for construction phasing will be performed by the Design-Builder. - For the purposes of this proposal, please consider these fees as part of your contract.
 - m. Relocation and storage of existing CTE Equipment to be re-used - The intent is for all equipment to remain in use until the CTE Center can be occupied. At this time, it is expected that the Design-Builder will relocate/reinstall any reused equipment. For the purposes of this proposal, please consider these fees as part of your contract.
 - n. Bringing utility services (water, sanitary sewer, primary power, natural gas, fiber, cable, telephone) to a point of connection at the property line or designated point of demarcation if needed - Cost TBD
9. Below is a list of items that are often covered by the owner under separate contract (for conventional design-bid-build-projects), but are expected to be carried under the Design-Build contract.
 - a. A/E Design Services
 - b. Technology Equipment
 - c. Additional Geotechnical studies (soil borings, etc.) as required for site and building design.
 - d. As-built site surveys & certifications.
 - e. Design and construction costs for signalization, turn lane extensions, and offsite road modifications necessitated by the proposed new intersection/entrance off Peters Creek Road.
 - f. Relocation of existing pole-mounted overhead utilities along Peters Creek Road right of way frontage as required for construction of new entrance road and CTE building.
 - g. Water quality nutrient credits.
 - h. Western Virginia Water Authority water and sewer connection and availability fees.
 - i. Asbestos and/or hazardous material abatement.
 - j. Design, systems, and equipment for building IT/AV, structured cabling, surveillance/CCTV, sound systems, clocks, Halo detection, security, and access control.



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- k. All design consultation and purchase/installation of Furniture/Fixtures & Equipment including building/site furniture, Career and Technology Education equipment, and smart boards.
 - l. Temporary classrooms to accommodate phased renovation of Glen Cove and Cundiff (to include lease/purchase, setup, furnishings, required infrastructure, removal, and restoration of site).
10. Items that have either been completed or will be covered by the Owner's operational budget or other sources (i.e., not part of the \$130 million project budget) are listed below.
- a. RCPS staff labor
 - b. Attorney Fees
 - c. Financial Counsel or Other Financing Cost
 - d. Audit Fees
 - e. Instructional Materials and Supplies
 - f. Temporary Relocation of Instruction Materials and Supplies during Construction
 - g. Previous Feasibility Studies
 - h. Topographic and Utility Surveys (on or off-site)
 - i. Land Acquisition
 - j. Environmental Site Assessments Phase 1
 - k. Wetland Delineations
 - l. Preliminary Subsurface Investigations (Geotechnical Reports)
 - m. Rezoning Costs
 - n. Traffic Studies A/ E Design Services
11. Items that have either been completed or will be covered by the Owner's operational budget or other sources (i.e., not part of the \$130 million project budget) are listed below.
- a. Building envelope commissioning
 - b. LEED or other sustainability certifications
 - c. Contaminated Soils
 - d. Permits and Credits for Wetland Disturbances (not anticipated)
 - e. Unforeseen conditions (such as sinkholes, caverns, etc.)

End date for proposer questions:

1. End date for questions shall be October 24, 2023 at 2:00PM.

END OF ADDENDUM #3