



ROANOKE COUNTY PUBLIC SCHOOLS

Facilities and Operations

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Document Title: Addendum 2
RFP#: RCPS 2023-002
RFP Title: Design and Construction to Renovate W.E. Cundiff Elementary and Glen Cove Elementary Schools and the Construction of the new CTE Center.
Date Addendum Issued: 8/14/23
Date RFP Issued: 6/23/23
Date Proposals are Due: 8/25/23, 2:00PM

This addendum provides additional background information in response to questions received from prospective proposers.

- 1) Section 3 of the proposal states that the budget is \$130 million for “design and construction costs”. While asbestos surveys have been provide for both elementary schools, there is nothing that states that the proposer need to include the cost for abatement of hazardous materials. Also in 6.1.2.1 there is not cost listed for hazardous material abatement. Does RCPS intend to have the proposers include hazardous material abatement?

Yes. All abatement costs should be included in the proposal.

- 2) Section 6.2.1 states the proposer will coordinate with RCPS to allow the installation of furniture, equipment. Sections 6.4.6.16 – loose furniture, 6.4.6.18 – Loose technology equipment, 6.4.7.5 – building automation system for HVAC, 6.4.7.10 – Electronic card reader for exterior door access, 6.4.7.11 – camera/intercom, 6.4.7.12 – exterior and interior cctv, 6.4.7.14 – public announcement and speakers, 6.4.7.15, 6.4.7.16, 6.4.7.17 etc. all list items that RCPS has service contracts for or that RCPS has in house staff that handles through the IT department. Example: furniture RCPS procures through VS America, IES provides fire alarm and low voltage (clocks, intercom etc.) and RCPS IT handles cameras etc. Hoffman and Hoffman handles the building automation and BAS. RCPS handles the installation of the door hardware cores. Should the proposers include these items in our estimates? These items add up to a lot of money and the proposers are not tax exempt which in and of itself add up to a lot of money that could be saved. These are all items RCPS typically handles through their existing service contracts.

There is no budget beyond the \$130,000,000, so these items need to be included in the proposal cost. These items may be negotiated out before a final contract is reached, but for now all costs should be included as a “turn key” project.

- 3) Section 6.1.2. of the RFP states that “Proposers should delineate work by Construction Specifications Institute (CSI) divisions and summarize within their proposals as follows...” Does this mean we need to provide a full line-item cost estimate as part of our Conceptual Phase Proposal?

No. It needs to be broken down and described in enough detail to be easily understood as to what is included and what is not included.

- 4) Section 6.4.5.3 states “RCPS prefers separate entrances from adjacent roadways for passenger vehicles and schools buses to maintain safe separation between these vehicle types.” For Burton: does RCPS prefer that there be two entrances (one off of Peters Creek Road and one off of Burlington Drive) and that one of these entrances be dedicated to bus traffic, and one dedicated to passenger vehicle traffic?

No. For the CTE Center, one entrance is acceptable. There may be another entrance at Burlington, but that would have to be a gated “emergency access only” road.

5. Section 7.1.6 states “The classification of an entire proposal document, line-item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable and may result in the rejection of the proposal.” – Does this mean our budget can’t be included in our Volume II and will be publicly available?

No. You just can’t designate the entire proposal as proprietary.

6. In the “Marco Level Feasibility Study”, page 5 list the current enrollment at 500 students at Glen Cove and 515 at W.E. Cundiff. Later in the study, page 15, it states “The current enrollment at Glen Cove ES is approx.. 100 students less than W.E. Cundiff’s current enrollment, therefore a different approach to the overall concept for expansion can be considered at Glen Cove ES.” Can you confirm the current enrollment at each ES?

GCES 416

WCES 489

7. Can you provide level of priority or importance for the new gym, vestibule, bleachers for 450 spectators etc. at Glen Cove ES?

I’m not sure how to quantify this. Both principals expressed that the current gyms are not big enough to meet their program needs. The bleachers were added to make the gyms usable for the community rec. program.

8. At both ES’s the mechanical systems have been replaced or are in the process of being replaced with new Carrier heat pumps throughout. The Feasibility Study indicates “the facilities will undergo a complete HVAC renovation and be served by a source heat pump system similar to the existing.” Is it RCPS’s desire to actually do that and replace the existing system with new?

Only if it makes economic sense in the overall costs. It would seem to make sense to keep all of the new equipment and save that cost.

9. The roofs at both ES’s have been replaced in the last 5 years. Can you provide a copy of the roof warranty for both ES schools? Can you provide the thickness of the roof insulation that was installed with the new roofs?

I have attached what we have regarding the roof replacements.

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,

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Sign Name:

Print Name:

Name of Firm:

Date: