

Summary of Non-Mandatory Pre-Bid Conference 6.10.24:

Marcus Allen led a non-mandatory pre-proposal meeting for the new high school and continuum campus facilities remodel and renovation. The meeting focused on addressing any questions about the bid process and ensuring compliance with Florida statutes. Attendees introduced themselves, and there were discussions about updating the RFP document to rectify a discrepancy in the RFP number. (Corrections have been made to posted document)

ADG Architecture inquired about conducting walk-throughs and using drones for aerial shots. The team discussed various questions related to the RFP requirements, including the addition of specific forms to the site, the provision of an upload for confidential financials, and the clarification on the provision of references. They also addressed the advertised question deadline and the plan for posting addendums with answers.

Chapters & Topics:

Pre-proposal Meeting for New High School and Continuum Campus Facilities Remodel and Renovation

Marcus Allen directs a non-mandatory pre-proposal meeting for the new high school and continuum campus facilities remodel and renovation. The meeting aims to clarify any questions about the bid process and ensure compliance with Florida statutes. Attendees introduce themselves, and there are discussions about updating the RFP document to address a discrepancy in the RFP number.

- * Bid process and clarification of Florida statutes

Discussion on Walk-Throughs, Scope of Work, and Funding

ADG Architecture discusses the potential for walk-throughs and drone shots, while seeking clarity on the scope of work and funding sources for elementary school renovations. Allen, Marcus explains that the scope of work is contingent on further developments and funding from the state, with a timeline set for the project's completion by the 26-27 school year.

- * Walk-through schedule and assessment of current conditions

- * Scope of work and budget for elementary school renovation

- * Funding sources and payback period

Q&A Session on RFP Requirements

Allen, Marcus and the team engaged in a Q&A session regarding the RFP requirements. They addressed inquiries about adding specific forms to the site, providing an upload for confidential financials, and the clarification on the provision of references. Additionally, they discussed the advertised question deadline and the plan for posting addendums with answers.

Action Items:

- * Marcus will update the document with the correct RFP number (23240037).
- * Marcus will work with the facilities department to determine if a walk-through schedule can be provided.
- * Marcus will post a question and provide an answer regarding the possibility of opening facilities for walkthroughs.
- * Marcus will look into the provision of references and provide clarification in the FAQ.
- * Marcus will post addendum with answers to questions by June 18th.

Key Questions:

- * Is the RFP number 23240037 or 230037?

2324-0037 is the correct number and the RFP will be updated and corrected. (completed)

- * Is there an advertised date for when the addendum with any answers will be posted? Barring any questions that require further investigation we plan to post all answers by 6/18/24.

*We were wondering if we could get a walk-through schedule to assess walk through to assess current conditions.

And I will work on that today and we'll be able to post that as a question and should have that answered today. Whether or not we're going to be opening these facilities for walkthroughs. There's a lot of construction going on right now with some maintenance and things going on. So, I'm not sure what the viability of that is currently.

*I'm asking if it's possible, we can just like take our drone and take some shots.

That would be fine up until June 30th, in which the state law does change for drone pictures. If you want to do overhead shots, that would be acceptable. Thank you.

*I have a question also. This is ADG Architecture again. The actual development of scope of work and resulting budget that goes along with-it renovation of an existing elementary school. Have you determined which school that you're targeting? Or will this be kind of all three elementary schools? Or what's the thought on that?

So, it sort of depends on what the scope of the whole process looks like, we haven't necessarily determined which elementary schools. We're obviously going to have to do some shifting of people around and students around. Between the schools. But we haven't specifically identified which schools might need these renovations yet. It was just included as part of the original P3 proposal, so I wanted to

make sure we're getting similar proposals. I don't believe in the original P3 proposal it specified which schools on there either.

*You're right, it did not specify which elementary school you're thinking of doing. So, excuse me, would it be the consultant's job to sit down with the school district and develop a scope of work for elementary school renovation?

It would be more than likely after we have negotiated and selected a proposer, because I think a lot of it is going to determine on which elementary school or schools get that work done to them. That's why we've tried to put an allocation aside for that work. But without knowing exactly which elementary school or what needs to be done at each of them. Until we get further down in the process, all of this is kind of contingent upon our receiving that state funding for special facilities. So a lot of it is going to be guide lined by that and what office of school facilities is determining needs to be done.

*So, at this point, the 2 is basically a placeholder or undefined scope of work?

Correct.

*Would that be the same for the high school, the same type of scenario, you have \$6 million, would that be like a placeholder or undefined scope of work at this point?

Correct.

*And what is your timeline? You had a very aggressive timeline last time we looked at this. Is it still the same timeline?

The timeline is still the same.

*Quick question on clarification for funding for the P3. You had mentioned the special facilities funding source. Will the P3 have a component of funding as well, or will this all be coming from the special facilities fund?

Funding as far as this goes, we're anticipating that the P3 would be providing all of the funding up front in order for us to complete this project in a timely manner, with the understanding that once we're approved for special facilities funding, there would be that payback period. Because with special facilities funding, you get certain draws over a multi-year term. From the state of Florida.

*Are you going to be doing interviews based on shortlisting or what's your thought?

That's certainly a potential. You know, when we get all of the proposals back, depending how the ranking is or how the group feels about a particular, you know, whoever's ranked, we have the option if we want to do interviews or have additional questions for it. Obviously, none of us here at the district are experts when it comes to building facilities or anything like that. So as part of this whole process, we've employed the services of an attorney to review all of the contractual pieces, as well as a third-party architect or engineer, excuse me, to review plans and provide guidance and opinions on all of this.

So, if it comes down to being close or if we have additional questions, that's definitely something we would be looking at scheduling and doing in time.

*Do you have a predefined contract that you're going to use? Or is that to be worked out later?

We do not have a predefined contract, but it would be something that whoever ranks the highest that we would want to work together through a master's scope of work and comprehensive agreement. DeSoto hasn't built a school in 30-something years, so anything we have is not relevant at this point. So with the top person, we are planning on working together on, you know, coming up with something that works for all parties.

*Cole Durgan here. So, I'm usually on the tail end of these things with the furniture package. What's the plan for procuring all the FF&E? Is that going to be done through your partner, you choose?

Correct. So, our intention is for this entire thing to be a comprehensive turnkey solution where all procurement and everything will be done by the third party. You know, provider that we're selecting. Obviously, the district should have some sort of say in terms of the specifics as to the style of things or whatever, you know, once we get to that point. But yeah, that would be the plan, you know, to outfit the classroom according to ASRF standards and the appropriate number of desks and furniture and fixtures.

*And then just to update me, when are you planning on to be open and ready for kids?

For this particular project, we want to have this all ready for the commencement of the 26-27 school year. Okay.

*Debbie with Public School Development Solutions. A question regarding the general condition section six public entity crime form. Will you be adding your specific form to the site that you want used?

Let me look into that and get back to you for that. I believe that we're just looking for that statement in compliance with Florida statutes, but I don't believe, I don't think it was our intention to provide the form, although I think it might have mentioned that in there. (Form has been uploaded.)

*Lauren Hollander from PSDS. Are you going to provide an upload for the confidential financials?

Yes, so we can either provide an upload for each person to upload it to, or it could be submitted to the RFP email. Or if there's not a comfortability with that, we could also have that along with the submission packet. So, either like a flash drive, or it could be in the physical paper copy. I don't know that we have the ability to do an encrypted upload at this point other than email.

Link for the confidential financials:

When prepping the where to upload financials question, please use the link here:

https://desotocountyschooldistrict-my.sharepoint.com/:f:/g/personal/marcus_allen_desotoschools_com/EkZaIrud6C9Fum9c7GI327MB7_LGjFyLdhfXDEAKV1ldw

*Jared Parker with PSDS. I've got a question for tab H. Just wanted to get clarification on the provision of references. It says provide three references to whom proposer and each team member for each major component of the RFP design, construction, operations, and support of the client. I just wanted to see if that was three references or if that was a total of twelve. Three for each section.

So ideally it would be ideally it's going to be three from each section so totaling 12. However, there is some crossover. I understand between, you know, different sections. So, so if it. You know, is all comprehensive and, you know, you've worked together as a team on certain thing or something like that, you know, that 1 reference could span multiple components.

Attendees:

Marcus Allen, Executive Director SDDC

Michelle Sikes, Purchasing Specialist

Megan Kohan, Suffolk Construction

Taylor Sawatzky, Owen Ames Kimball Company

Charles Rumpf, Building Tomorrow's Schools

Cole Durgan, Ernie Morris

Anna Taylor, Core Construction

Tom Iarossi, Nest Construction

Public School Development Solutions:

Jerrod Parker

Debbie (last name not given)

Julie Ann Rico

Lauren Hollander

Brandon Smith

ADG Architecture – various members present – no names provided

Blanca Rodriguez, company not able to be understood

James Ross, company not clear