
	<h2>Lexington County School District One</h2>	Solicitation Number: PT2025.1 Date Issued: 08/30/2024 Procurement Officer: Elizabeth Marsh, CPPB, NIGP-CPP 
	AMENDMENT OF SOLICITATION LONG RANGE FACILITY STUDY & COMPREHENSIVE MAINTENANCE PLAN	Phone: 803-821-1176 E-Mail Address: emarsh@lexington1.net

AMENDMENT/MODIFICATION NO: **TWO**

1. ISSUED BY: **Lexington County School District One**
100 Tarrar Springs Road, Procurement Office
Lexington, South Carolina 29072
Attn: Elizabeth Marsh, Director of Procurement

2. CONTRACTOR'S NAME AND ADDRESS:	3. AMENDMENT OF SOLICITATION NO.: # PT2025.1
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4. THIS BLOCK APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS:

 THE ABOVE NUMBERED SOLICITATION IS AMENDED AS SET FORTH IN BLOCK 5.

5. DESCRIPTION OF AMENDMENT:
District Response to Vendor Questions

6. CONTRACTOR/OFFEROR IS TO SIGN THIS DOCUMENT AND SUBMIT WITH THEIR RESPONSE TO THE SOLICITATION. FAILURE TO RETURN WITH BID MAY RESULT IN REJECTION OF YOUR OFFER.

7. CONTRACTOR'S SIGNATURE	8. CONTRACTOR'S NAME AND ADDRESS:
BY : _____ (SIGNATURE OF AUTHORIZED REPRESENTATIVE)	_____
9. DATE SIGNED : _____	_____

10. LEXINGTON SCHOOL DISTRICT ONE	11. NAME AND TITLE OF AUTHORIZED REPRESENTATIVE
BY: <u><i>Elizabeth Marsh</i></u> (SIGNATURE OF AUTHORIZED REPRESENTATIVE)	Elizabeth Marsh, CPPB, NIGP-CPP Director of Procurement
12. DATE SIGNED: <u>08/30/2024</u>	

THE SUBMISSION DATE WAS EXTENDED TO THE FOLLOWING IN AMENDMENT 1:
SUBMIT OFFER BY (Opening Date/Time): ~~08/29/2024~~, **09/13/2024, 3:00 PM ET** (See "Deadline For Submission Of Offer" provision)

AMENDMENT

Vendor Questions:

1. What is the current CMMS and Capital Planning software utilized by LCSD1 for the resulting data findings to be implemented in?

District Response: Lexington County School District One, (LCSD1) currently utilizes spreadsheets to track the age of building components and to forecast/schedule future improvements. LCSD1 would expect that any resulting data findings be delivered in the form of a technical report that incorporates spreadsheets.

2. In regard to Scope of Work / Assessment of Existing Facilities - Site Utilities, to what level of detail is LCSD1 seeking 1) a high-level approach that consists of life cycle modeling based on system type and age OR 2) a detailed assessment to include potential excavation and camera documentation of buried components?

District Response: LCSD1 is seeking detailed assessment and recommendations pertaining to life cycle modeling of underground utilities and infrastructure. Detailed information on these systems can be gained by examining original drawings owned by LCSD1, site visits, and collaboration with LCSD1 staff.

3. In regard to Scope of Work / Assessment of Existing Facilities - Environmental Conditions and Indoor Air Quality detailed approach, are there reports of poor IAQ in any facilities? If so, what is the basis for those ratings, i.e. inadequate measures of temperature, humidity, or CO2 levels? What is LCSD1's standard for evaluating indoor air quality as adequate? And what is the District standard for suitability or suitable range of each of these measures?

District Response: LCSD1 is seeking detailed assessment and recommendations on appropriate measures to be taken where a given issue may exist such as but not limited to, high humidity, fresh air requirements, and as communicated by District personnel.

4. In regard to Scope of Work / Assessment of Existing Facilities - Environmental Conditions and Indoor Air Quality detailed approach, is LCSD1 primarily seeking a high-level study to identify

when current systems should be maintained or changed in the best interest of overall health and energy performance? Or is the district looking to have specific ASHRAE level audits performed for IAQ standards and Energy Performance?

District Response: ASHRAE standards, IAQ standards, and Energy performance would be assessed by design professionals. LCSD1 is seeking recommendations on the scheduled replacement of HVAC and Building management systems when they have reached the end of their useful life or when a more specific solution may be more beneficial in certain situations.

5. In regard to Scope of Work / Assessment of Existing Facilities - Environmental Conditions and Indoor Air Quality detailed approach, which building automation system is LCSD1 currently using (type/brand)? To what measure / suitability is the contractor expected to report upon with the existing system?

District Response: LCSD1 currently uses a Siemens Gamma system for Building Automation controls. LCSD1 is seeking recommendations on which facilities need any Building Automation controls system upgrades.

6. In regard to Scope of Work / Assessment of Existing Facilities - Environmental Conditions and Indoor Air Quality detailed approach, should asbestos sampling be performed when areas of concern are suspected and/or observed during the assessment process? Or is the desire to record findings and provide recommendations and estimations on future testing?

District Response: Asbestos, (ACM) testing is not included in this scope or work. LCSD1 personnel will share any documentation of where ACM has been documented. LCSD1 is seeking recommendations and estimations where it pertains to future renovation or demolition scopes of work.

7. In regard to Scope of Work / Assessment of Existing Facilities - Landscape, what type of assessment details would the district want as it relates to plantings?

District Response: As it relates to plantings, LCSD1 is seeking recommendations and estimations on where future ballfields will require sod and irrigation.

8. In regard to Scope of Work / Assessment of Existing Facilities - Portable Classroom Units, approximately how many portables are currently in LCSD1? Are they treated as permanent buildings by LCSD1?

District Response: LCSD1 has approximately 150 portables. They are not treated as permanent buildings by LCSD1.

9. In regard to Demographics, to confirm, the district previously awarded and has started the Demographic Study work. Therefore, should offerors disregard the below language stated under Scope of Work in RFP PT20251...“The district will be issuing a separate Demographic Assessment RFP that will assist the successful consultant of this RFP in meeting item (2) above....The District welcomes creative and innovative proposals that combine expertise across professional planning and assessment disciplines in the interest of economy and a comprehensive approach to planning for the capital projects. The offeror shall respond and provide....”?

District Response: LCSD1 has already awarded the Demographic Assessment RFP Scope of work to Demographic Analytics Advisors, LLC. The offeror shall respond and provide a proposal for a Long Range Facility Study and Comprehensive Maintenance Plan and incorporate data provided by the Demographic Assessment vendor.

10. In regard to Demographics, what timeframe has the awarded entity provided to have the 3-,5-,10-year projections completed? Should we assume that no additional enrollment projections analysis will be included as part of this scope of work?

District Response: The Demographic Assessment vendor should have their final report by December 1st, 2024.

11. In regard to Demographics, can we assume that the vendor selected to perform the Demographics Study utilizes the Esri platform?

District Response: The Demographic Assessment vendor will integrate their collected data into Geographic Information Systems, (GIS) for analysis.

12. Does LCSD1 have published educational specifications? Should we assume that educational specifications will be developed as part of this engagement?

District Response: As required by OSE/OSF and outlined in the Scope of Work.

13. What type of interaction with the LCSD1 school community do you expect the selected vendor to have over the course of this engagement?

District Response: As required and outlined in the Scope of Work.

14. Is the District hoping to develop design standards as a result of this planning exercise?

District Response: LCSD1 seeks to forecast future costs based on existing design standards.

15. Does 2D in the Scope of Work apply to all schools/facilities?

District Response: Yes.

16. Does the District have preferred specialty vendors who may be engaged in the development of the plan, especially for Attachment A Scope of Work 1a-i? Would the District contract directly with them or should they be part of the Design Team?

District Response: LCSD1 will be able to provide the recipient of this award the contact information of vendors with recent knowledge of district facilities to be part of the design team..

END OF AMENDMENT