
May 27, 2020

ADDENDUM #1
Questions & Answers
RFP# RC20-2000

This addendum is being issued to address questions submitted by vendors, with regards to the above-mentioned bid/proposal.

Question 1: Schedule – Understanding time is of the essence – Do you have any updated information regarding the architect selection process and when you believe they might come aboard for the project?

Answer: It is anticipated that the County will work with the construction management advisor to begin/undertake the architect selection process as soon as practicable after county board authorization.

Question 2: Schedule – Has the COVID-19 outbreak affected the schedule in the RFP? Is the occupancy date flexible?

Answer: The schedule remains as stated in the RFP but may be subject to change.

Question 3: Schedule – Will there be consideration for a phased turnover based on the schedule provided.

Answer: To be determined.

Question 4: Scope of Services – The RFP provides for an alternative contracting approach from a single GC to multiple bid packages. Should we be providing separate fee proposals for the varying scope of services?

Answer: The County may consider alternative delivery models, but respondents are not required to present such models to be considered responsive.

Question 5: Land – Is there any information on the potential site selection? Should our schedule anticipate time to secure a site?

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020.

Question 6: Diversity Goals - Are there diversity requirements for the CM Agency role and will there be diversity goals for the construction project?

Answer: To be determined whether specific requirements beyond good faith hiring and contracting efforts will apply.

Question 7: Penalty Clauses – Are there any penalty or incentive clauses for the CM Agency role.

Answer: To be determined.

Question 8: Contracts – Will all contracts with either the General Contractor or Trade Contractors be signed and executed by the County?

Answer: To be determined. It is anticipated that the County will hold the contracts.

Question 9: Program Information – Is there additional information available regarding the program of the project?

Answer: Further clarification is required to answer this question.

Question 10: Should the Proposal Section be bound separate from *The Statement of Qualifications*, or should the two be bound together as one with both sections clearly identified?

Answer: Either.

Question 11: Phasing - Both the RFP and the application for funding implies a Phase 1 and Phase 2 for the project. Please confirm that Phase 1 would include the entirety of the project as a whole, and the Phase 2 would be the additional 16 bed capacity referenced in the application for funding.

Answer: Much of the Phase 1 design work (i.e., Pre-Design Services) has either been completed or is nearly complete. Phase 2 refers to the Design Phase Services and Construction Phase Services outlined in Exhibit “A” – Scope of Services.

Question 12: Timeline - The timeline in the application for funding stated that documents would be completed in earlier this year with construction starting April 2020 with an occupancy in June of 2021. – Being several months behind schedule at this point, with the design and bidding process to be completed, is it truly a requirement that the Project be occupiable by July 2021?

Answer: Under current state directive, the SRCCCY must be operational and ready to receive youth by July 2021; note, however, that the deadlines may be subject to modification as permitted under applicable law. The July 2021 deadline set forth in Wisconsin Act 185 was created prior to delays in the Grant Committee's review of applications and award of grants (and pre-COVID-19). The County will look toward the construction management advisor to assess the feasibility (and attendant cost implications) of completing the project under the current timeframe which may, in turn, serve as a basis for an extension request, if necessary.

Question 13: Supervision - Please confirm the intent of the CM to provide full time on site supervision for the duration of the project. Including necessary staffing to schedule, coordinate, and oversee all construction activities.

Answer: Confirmed.

Question 14: Has the site within the Racine Unified School District been determined? If yes, will site information be provided to the proposers?

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020.

Question 15: Has the County closed on the site for this project? If not, is a closing date set?

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020.

Question 16: Will the preliminary facility design and feasibility study referenced in the second paragraph of page 3 be provided to proposers?

Answer: [The most current planning/design materials may be found here.](#)

Question 17: Under Basic Scope of Services Item A it references having a complete understanding of Phase 1 design work. Has Phase 1 design work been completed and will it be made available to proposers?

Answer: [The most current planning/design materials may be found here.](#)

Question 18: Fee proposal format. Page 9 indicates that the fee shall be proved as a guaranteed lump sum with, as an alternative, a percentage fee. Page 15 indicates the first term of the contract

will expire on December 31, 2020 with four optional 1-year renewals. Does the County wish to have the fee proposal (lump sum and percentage) broken down for periods ending on December 31 throughout the term of the services?

Answer: Not required. Page 15 was taken from a template and is subject to change.

Question 19: Does the County intend to pursue LEED Certification as indicated in Exhibit "A" Scope of Services?

Answer: To be determined.

Question 20: Should we base our proposal response on an occupancy date of July 31st, 2021 for Racine County's new SRCCCY Facility?

Answer: Under current state directive, the SRCCCY must be operational and ready to receive youth by July 2021; note, however, that the deadlines may be subject to modification as permitted under applicable law. The July 2021 deadline set forth in Wisconsin Act 185 was created prior to delays in the Grant Committee's review of applications and award of grants (and pre-COVID-19). The County will look toward the construction management advisor to assess the feasibility (and attendant cost implications) of completing the project under the current timeframe which may, in turn, serve as a basis for an extension request, if necessary. Respondents should base proposal on occupancy by July 2021; however, proposals may present additional alternatives based on a later occupancy date if savings/efficiencies may be achieved.

Question 21: The present public health concerns have greatly limited access to standard printing commodities. Would the County accept **electronic submission** in PDF format via email or secure file transfer site in place of the current requirement for three (3) hard copies delivered to the County?

Answer: The County will not accept proposals submitted solely through electronic means. Please feel free to contact Debra Ladwig at Debra.Ladwig@racinecounty.com to make arrangements in advance for in-person submissions that limit person-to-person contact.

Question 22: Has site selection for the SRCCCY been made, and if not when may a decision be expected?

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020.

Question 23: Is any public outreach anticipated in the course of selecting a site, and what if any role is expected from the OR/CMA for outreach?

Answer: Yes, there has been public outreach in the process. It is not presently anticipated that the construction management advisor will be utilized in further outreach efforts.

Question 24: Will the overall construction be stick built EFIS, in-situ concrete, or pre-fabricated tilt up concrete panels, or a mixture of construction methods?

Answer: To be determined.

Question 25: Is it the County's expectation to have a centralized utility building (CUB)?

Answer: To be determined.

Question 26: What type of project document control and reporting software is compatible with systems in use by Racine County and/or the engaged Architect (Procore, Newforma, INEIGHT, RAKEN etc.)?

Answer: To be determined.

Question 27: Shall we assume the Authority Having Jurisdiction (AHJ's) sub-consultant will be contracted directly to Racine County while reporting to the appointed OR/CMA?

Answer: To be determined. It is anticipated that the County will hold the contracts.

Question 28: Will there be a pre-proposal meeting?

Answer: No.

Question 29: What is the status of site selection? Is it the intention that the CM would assist with evaluation sites?

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020. While the construction management advisor may be called upon to offer input, the site selection process is expected to be complete independent of this procurement.

Question 30: Is the budget listed in the RFP inclusive of all project costs, excluding land, but including soft costs, utilities, and FFE?

Answer: The current construction budget of \$34.8 million encompasses approximately 70,000 gross square feet of construction and 3 housing units (48 beds). The current project budget of \$41.2 million encompasses construction and professional fees, moveable equipment, communications, permits/fees, other out of pocket expenses.

Question 31: What is the status of the design process? Has contract for full design services been signed, and if so, how far has design progressed?

Answer: It is anticipated that the County will work with the CM to begin/undertake the architect selection process as soon as practicable after county board authorization. [The most current planning/design materials may be found here.](#)

Question 32: Could you confirm that there will be one detailed estimate required at each design milestone, with level of detail appropriate for that milestone? What are remaining design milestones?

Answer: Each proposal should explain and provide pricing and scope of services for Respondent's proposed management and coordination of all project matters.

Question 33: Are there any outside contracts or consultant beyond design team, construction team, that CM will be responsible to manage? i.e.: commissioning authority.

Answer: To be determined.

Question 34: Is the project intended to seek LEED or other sustainability certification?

Answer: To be determined.

Question 35: Will the CM have a role or responsibilities in grant documentation process?

Answer: To be determined. Anticipated yes.

Question 36: Has a deadline extension been filed for the grant? Does the project need to be completed by a certain date to receive full grant funding? Does the project need to be billed/paid out by a certain date to receive full grant funding?

Answer: Under current state directive, the SRCCCY must be operational and ready to receive youth by July 2021; note, however, that the deadlines may be subject to modification as permitted under applicable law. The July 2021 deadline set forth in Wisconsin Act 185 was created prior to delays in the Grant Committee's review of applications and award of grants (and pre-COVID-19). The County will look toward the construction management advisor to assess the feasibility (and attendant cost implications) of completing the project under the current timeframe which may, in turn, serve as a basis for an extension request, if necessary.

Question 37: Are there local or diversity workforce/labor requirements that are required to receive grant funding?

Answer: To be determined whether specific requirements beyond good faith hiring and contracting efforts will apply.

Question 38: Land Acquisition - The application for funding stated that there were several parcels of land that were under consideration. The RFP implies that the site would be determined/finalized in the near future. Please confirm if the site has been determined, or if that would still be part of the contractual requirement for the CM to advise and be part of the final selection.

Answer: Final site selection remains to be determined and may be the subject of a competitive process. It is anticipated that the site will be finalized in July 2020. While the construction management advisor may be called upon to offer input, the site selection process is expected to be complete independent of this procurement.

Question 39: Architectural Firm - Has an Architectural firm been selected? The application for funding confirms that Venture Architects created the feasibility plan and the initial construction budget. - Have they been retained for Architectural services moving forward? - If an Architectural firm has not been selected at this time, will it be part of the advisement requirement for the CM to assist in the selection of the Architectural firm?

Answer: Venture Architects has assisted in initial design and feasibility work, but they have not been engaged for architectural services on the penultimate construction project. It is anticipated that the County will work with the CM to begin/undertake the architect procurement/selection process as soon as practicable after county board authorization.

Question 40: Status of plans - Depending on the answer above, what is the status on preliminary schematic or design drawings for the project?

Answer: [The most current planning/design materials may be found here.](#)