

June 06, 2017

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA
Y17-813-EB / ADDENDUM # 3

ORANGE COUNTY CONVENTION CENTER
NORTH/SOUTH BUILDING AUTOMATION SYSTEM (BAS) UPGRADE

Date for Receipt of Proposals: June 13, 2017

This addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions and/or revisions to and shall take precedence over the original documents. Underlining indicates additions, deletions are indicated by ~~strikethrough~~.

A. The following information is provided to answer, clarify, and to respond questions that have been sent by prospective Proposers as follows:

Question #1: Under similar experience category: Is the 500,000 SQFT facility for ONE whole facility as a minimum SQFT area requirement or multiple facilities combined to be 500,000 SQFT? **Response:** See response to #3 below.

Question #2: Under similar experience category: If we bring in a sub-contractor as part of design team for minor work, can they also act as part of subcontractor to GC who will build the system? **Response:** The sub-contractor of the design team cannot be a sub-contractor of the general contractor that will build the system.

Question #3: Will the County consider lowering the square footage of the similar projects to 200,000 SF? We recognize that OCCC is indeed a huge facility, but there are not that many other huge facilities out there to draw from as far as "similar projects", specifically including BMS replacement and specifically being occupied/operational during the work. **Response:** Similar projects with a minimum of 200,000 contiguous square feet each will be considered provided they meet all other requirements of the similar projects. Accordingly, Paragraph 26 of this RFP is changed to read as follows:

Paragraph 26. SIMILAR PROJECTS

"Similar Projects" for the purposes of this Request for Proposals has been defined as a Design and Construction of a Building Automation Control System (BAS) that was successfully completed within the last ten (10) years within the contiguous United States, Alaska and Hawaii. If a similar project is a phased project, all phases shall have been substantially completed.

The similar projects for the proposed Project Manager and the proposed Project Engineer shall have included the following:

- a) Development and implementation of a building automation and control system in an active, fully operational, general assembly environment requiring continuous operation and customer service in a government or public facility, airport, arena, convention center, educational facility, hospital, hotel or stadium with a minimum contiguous area of ~~500,00~~ 200,000 square feet.
- b) The similar project must be a building automation system that includes at a minimum HVAC and chilled water components.

In order to receive consideration as a "Similar Project" each project shall fully meet the above "Similar Project" description. Failure to meet this requirement will result in the project not being considered as a "Similar Project" and receiving a score of zero for that project.

The Proposer shall submit no more than three (3) "Similar Projects" for the proposed Project Manager and no more than three (3) "Similar Projects" for the proposed Project Engineer. The proposed Project Manager and the proposed Project Engineer may submit the same "Similar Projects."

Each "Similar Project" shall include the following elements and are applicable to both the Project Manager and the Project Engineer:

1. Development of Project Validation, including but not limited to, the review of the Preliminary Project Program budget, schedule, and other information provided by the *Owner*, and the assessment of the validity of the Project.
2. Design services from schematic through construction documents including development of cost estimates. Design services shall include electrical and mechanical services. Similar projects for the *Project Engineer* must include electrical and mechanical services.
3. Permitting services to include preparing all documentation and responses necessary to obtain permits from all agencies having jurisdiction over the project.
4. American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and Leader in Energy Environmental Design (LEED) O + M best practices for design or commissioning were incorporated into the project to achieve the Owner's desired BAS outcomes.
5. Assistance to the Owner during the bid process by preparing addenda to respond to Bidder's questions, and during the contract evaluation phase, by reviewing bids and providing written recommendation.

6. Contract administration during construction such as the review and verification of amounts due on applications for payment; review of submittals and shop drawings; answering Request for Information(s); and review of Change Order requests.

SCORING CRITERIA:

THE FIRST THREE (3) ELEMENTS LISTED ABOVE ARE MANDATORY. Elements “1”, “2” and “3” are mandatory elements. Those “Similar Projects” with less than the first three (3) mandatory elements will receive a score of zero. In order to receive consideration for one-half (1/2) point, a “Similar Project” must contain elements “1”, “2”, and “3”. In order to receive one (1) full point, a “Similar Project” must contain all six (6) elements.

All elements of the project must have been *successfully completed* and the construction of the entire project certified *substantial completion*.

The “Similar Projects” must have been certified “*Substantial Completion*” prior to the date of submission of proposals for this RFP.

Under this “Similar Project” description, the project must have been performed under a specific contract. Also, a specific project performed under a continuing/ongoing contract may be submitted; however, the basic continuing/ongoing contract is not acceptable as a “Similar Project”.

The Proposer shall ensure that the basic description of the similar project, including all required performance requirements and/or dimensions are identified and that the elements are adequately explained in the text. The description shall document how the particular element was performed in conjunction with the overall project. The mere listing of elements without specific details in the body of the description will negatively impact the scoring for the project.

Failure to identify the specific performance requirements and/or dimensions of the project to ensure it meets the similar project description shall negatively impact that project’s score.

Note: Determination of a project as similar shall be at the sole discretion of the County.

Definitions:

Substantial Completion: Completion of the Work in accordance with the construction contract documents, so that the owner may use or occupy the project or designated portion for the intended purpose. If a phased Project, all phases shall be substantially completed. The date of substantial completion must be prior to the due date of proposals for this RFP.

Successfully Completed/Final Completion: Completion of the Work and the Owner has accepted the Work.

Substantial Majority: Completion of 70% of the Work of the project activity.

Question #4: Will the County consider eliminating the requirement of either the Project Manager or the Project Engineer being a registered professional engineer (PE)? We understand the importance of this project to the Convention Center; however, with the specific “similar projects” experience requested, it difficult to field two (2) PE’s with the qualifying projects. Additionally it seems duplicative to have a requirement of two (2) PE’s when only one (1) will sign the drawings. We would request that the Project Manager be allowed to NOT be a PE. **Response:** The requirement remains as stated in the RFP. Refer to Paragraph #33, Key Personnel. The Project Engineer does not have to be employed by the Prime Consultant.

Question #5: Would you consider reducing the similar projects requirement to have a minimum area of 100,000 square feet? **Response:** See response to question #3 herein.

Question #6: Would you consider extending the similar project substantial completion date to within the last fifteen (15) years? **Response:** No, the similar project substantial completion date must be within the last ten (10) years, as stated in the RFP.

Question #7: Would projects outside the contiguous United States be considered under similar projects, as long as they met the other requirements? **Response:** No, the projects must have been successfully completed within the contiguous United States, Alaska and Hawaii in order to meet the United States Codes and requirements.

Question #8: Given the strict requirements of this RFP, can the project manager be a licensed PE in another state, or can the requirement for the project manager to have a PE license be waived entirely? **Response:** The Project Manager must be a licensed PE in the State of Florida at the time of proposal submission for this RFP.

Question #9: Is the Prime Consultant required to be a Design Firm? **Response:** No, the prime consultant does not need to be a Design Firm, but all requirements must be met as outlined in the RFP.

Question #10: Can the project manager’s similar project experience come from being an Owner’s representative and project manager for a government agency that managed the design, procurement, installation and commissioning of this same type of work. **Response:** No, the project manager’s similar project experience cannot come from being an Owner’s representative and project manager for a government agency. All the similar projects requirements must be met as outlined in the RFP.

Question #11: Would you consider allowing similar project requirements to expand to include multiple government, public facility locations that were open to the public during the BAS upgrade project and that project was performed under one large procurement. **Response:** See response to question #3 herein.

Question #12: Can the project engineer be employed by a sub-consultant? **Response:** Yes, as outlined in the RFP, the project engineer does not have to be employed by prime consultant. Therefore they can be employed by a sub-consultant.

Question #13: Orange County Government has an updated BAS Master Specification that applies to all current and future Orange County BAS projects, but it is not identified in this RFP as a guidance document for the design and selection criteria for this BAS Upgrade project. Will this project have to comply with the Orange County Building Automation System Master Specification? **Response:** No, the Orange County Facilities Management BAS Master Specification is not a part of this RFP.

- B. All other term and conditions of the RFP remain the same.
- C. The Proposer shall acknowledge receipt of this addendum by completing the applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned not later than the date and time for receipt of the proposal.

Receipt acknowledged by:

Authorized Signature

Date Signed

Title

Name of Firm