RFP 2019-OP004

Facilities assessment

RFP ADDENDUM NO. 2 - QUESTIONS AND ANSWERS

To All Potential Bidders:

This addendum is issued to modify the previously issued bid document and/or given for informational purposes, and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession. The original RFP Documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondents shall take this Addendum into consideration when preparing and submitting its Proposal. Per the RFP, the proposer shall acknowledge receipt of any and all addenda, if any, per instructions Attachment 3.

**QUESTION/ANSWERS** – submitted by email

1. Please provide a list of the facilities included in the Facility Condition Assessment, preferable in excel with their size, location, and year contracted.
   - A. List provided as Addendum No. 1 on website

2. Please provide names of architects who have worked on the campus.
   - A. Following is a list of those we have worked with in the past:
     - Charlie Van Burklo  cvanburkleo@gmail.com
     - Thacker/Davis Architects  TDA@T-DArchitects.com
     - Freese and Nichols, Inc.  https://www.freese.com/
     - Johnson and Pace  https://johnsonpace.com/

3. Page 6, In-Depth Elevator Study, please elaborate on the scope or desired outcome of this elevator study. Please provide number of elevators in each facility.
   - A. Engage an elevator consultant to provide a detailed study of elevator equipment and efficiency to determine maintenance that may be needed or replacement. We have 14 elevators located in the following buildings: Stark, Duvall, ES, Library, SS, Old Main, McLaurin, Fine Arts, BA, TV, ATC, TSF, Long. North, wheelchair lift in Rangerette Museum.

4. Page 8, 1.b.i.a, Specific operating data, please provide more information regarding what the College is looking for with this statement.
   - A. Specific data related to how a system is operated or used.

5. Page 8, 2.5, Estimated Quantities Not Guaranteed. Without a guaranteed amount of scope awarded, pricing must be done on a single building award basis. This eliminates any economy of scale for multiple buildings being done in a single visit. Is this the College’s intent? Would this Quantities Not Guaranteed also apply to the elevator study?
   - A. In discussions with Dr. Kays, we want to specify that a cost estimate be provided for each building so that if the total cost exceeds the amount the college is willing to pay, we can trim the list of buildings we want assessed. This would go for the sidewalks and parking lots as well.
6. Page 19 – Attachment 1- Price Proposal. This form is very confusing. It provides 1 line for a Total Proposed Cost, but asks for a total lump sum price, campus price, building price, and infrastructure-only price. Please clarify. Can this elevator study be a separate lump sum or per building line item? The building list (Addendum 1) does not show campus designations or information regarding size of Kilgore College Infrastructure. Please provide.
   A. Total Proposed Cost (to include all expenses) for the proposed solution. Provide a cost estimate for each building so that if the total proposed cost exceeds the amount the college is willing to pay, we can trim the list of buildings we want assessed. This would go for the sidewalks and parking lots as well. Elevator study would be a breakout per building. A revised Addendum No 1 with building list has been added with a corresponding map.

7. Building list (Addendum 1) lacks square footage for several assets, please provide.
   A. Revised Addendum with Map and updated square footage has been added to website.

8. Could the College to provide us with a map highlighting the exterior elements to be assessed for this project – specifically roads and parking lots?
   A. Will be added as Addendum No 3 Parking Lots

9. For the items on page 8 under section iii – please clarify whether the College is looking for us to incorporate existing energy data into a database or if an energy audit is required in addition to the FCA services.
   A. Both. Will have to work with McKinstry, contact information to be provided upon bid award.

10. Is it possible to provide square footage for the following buildings?
    Bus Maintenance
    Storage – Old Brookshires Building
    Gladewater Classrooms
    Longview Classrooms – Austin Bank Building
    Marshall Business Center
    KEDC Advanced Technology Center
    Health Science Building
    A. Addendum No 1. Has been updated with square footage.

11. Regarding billing for the software portion, Will the University consider annual billing, as opposed to monthly?
    A. Monthly billing

12. Can the vendor provide “energy consumption” per building, as opposed to per “system”?
    A. Because of rebates that we track, needs to be per meter.

13. Does the University want the vendor to provide full inventory including barcoding of inventoried items?
    A. Yes

14. If the University elects to reduce the scope or phase the assessments due to budgets, will the University be open to negotiations on a minimum number of buildings to be assessed per trip so that the vendor can control reasonable expenses to maintain pricing.
    A. Yes, see question 5, expenses can be quoted to show discounts if multiple buildings were to be assessed per trip.