

CITY OF BEAUMONT
ADDENDUM NO. 3
TO THE REQUEST FOR PROPOSAL,

Architecture Design for the City Hall Renovation

Bidders are advised the following responses to RFC's received are attached.

The bid deadline shall remain the same, Tuesday, June 4th, 2021 at 12:00 pm.

Dated: May 27, 2021

By:  _____
Jeff Hart, City Engineer

By: _____
(Bidder's Company Name)

Date Received by Bidder: _____
(Bidder's Signature)

(Type or Print Name)

Bidder shall include a signed copy of this Addendum No. 3 with the bid proposal.

1. Its noted the building was built in 1915. Will there be any historic considerations to the project?
No
2. Will there be any seismic retrofit work done as part of this project?
Not unless part of code requirements based on renovations
3. Do you have as-builts, printed or electronic, of the building? If not, would you require our fee to include as-built documentation of the existing building? Mechanical/ plumbing and electrical as-builts would be very helpful.
No As-Builts available. As-Builts will be required for renovated spaces.
4. The RFP states there is an addition but the footprint will not change. Can you explain what this means? –If there is an addition, we will need a structural and possibly a civil engineer on the team. If its simply interior work, then the structural engineering might be very minor.
No additional building square footage to be added.
5. Do you have a PDF floor plan of the building I can look at to better understand the project?
Any PDFs available are not up to date and can only be used as informational.
6. Any chance I can walk the project before we propose?
A walk through was conducted on 5/19/21 @ 2:00PM
7. Does the City have a construction budget established?
The City has funds for construction but budgets are not established for each component.
8. Are there any as-builts available?
No As-Builts available. As-Builts will be required for renovated spaces.
9. Are there two buildings in the scope?
Most improvements will be in the main building. Windows only in the second building.
10. Has there been any structural upgrade to the building?
Not that we are aware of at this point.
11. Do any structural walls need to be removed for this project?
The intent is to limit removal of structural walls but this may be a consideration depending on layout.
12. With this much of space modification, it will trigger T-24 lighting upgrade. Is this required in Floor Plan Development Scope?
We would need to discuss this at the time of plan development.

13. Would City consider lighting upgrade in areas that are not being affected by this project
Likely not.
14. Does the building need emergency power distribution system design?
The building currently has a generator. We do not anticipate upgrading this at this time.
15. Does City need AV/Low Voltage/Security system design in the scope of work?
Yes, we will likely want to upgrade the current system with new zones.
16. How old is HVAC system?
The units range from 1998 to 2015. We would look for all units to be replaced.
17. Has the City had a facility assessment report completed?
The City has worked with Dude Solutions on a facility assessment. Space assessment has not been performed.
18. Are there plans of the building available; preferably with the scope area outlined
No plans are available.
19. Does the City have a budget determined for this project
The City has funds for construction, but budgets are not established for each component.
20. Does the City foresee any sitework required or included in scope?
Any sitework such as additional electrical needed, would be included in the construction funds for the renovation. No outside work to the building is included in this work.
21. Is there ADA work required
All renovations will be required to be ADA compliant. There may be a request by the City to address appropriate travel path into the building.
22. Has the building been seismically retrofitted
Not that staff is aware of at this point.
23. Is the building deemed a historic landmark? If so, is it registered?
No
24. The RFP notes the building is to be re-roofed, but the roofing was not discussed at the job walk. Is it still in the scope?
Yes
If so, are there any as-builts for the roof plan?
No
Is it all buildings, one building or only a portion of one building?

Just the main building.

25. The RFP states the public restrooms are to be upgraded, but we were told yesterday they were no longer in scope. We noticed they are NOT ADA compliant. Are they in the scope of our design?

Yes, they are in the scope for renovation and will need plans.

26. Do you have as-builts?

If so, what format and should we consider them accurate?

No As-Builts available.

27. The RFP notes upgrades to the fire system. Is this the fire alarm system or the fire sprinkler system? If fire alarm, who is the existing manufacturer we will need to design to? If Fire sprinkler, this is usually a deferred approval by a FS sub. We would note the scope, but not design it. Please confirm this is your understanding as well.

Both systems will need to be upgraded. Consultant will be responsible for determining this item for the construction specifications.

28. Based on the scope, do you anticipate any public presentations?

No

29. Do you have a city locksmith to specify the door hardware?

This will need to be looked at as well. It will be determined with consultant if it will be included.

30. Do you have a furniture vendor we would coordinate the systems furniture designs with?

Yes, but this will be purchased by separate contract.

31. In that this is a public bid project, it's our experience low bid contractors for projects of this scope will require weekly construction meetings. Are you going to keep to the bi-weekly requirement of extend it to weekly??

This will be determined once all projects are let for bid. We do not believe at this time, weekly would be necessary.

32. In that these questions are due one week before the proposals are due, when should we expect reply's from the city?

Responses will be posted 5/27/21.

33. Are there existing as-builts for the facility and how comprehensive are they? - Or, will the AE need to prepare these drawings from field review?

No As-Builts available. As-Builts will be required for renovated spaces.

34. Without knowing what existing conditions are it is difficult to ascertain if structural engineering would be needed for this project - can you verify if structural engineering would be required?
This will need to be determined by the consultant. The intent is not to remove structural walls but staff may discuss based on overall design needs.
35. Does the City have a program for sizes of new offices or will that be part of the work to coordinate with the City to develop the program beyond what is written in the RFP?
Staff has a rough idea but will refine during design process.
36. Is there a construction budget for the project?
The City has funds for construction but budgets are not established for each component.
37. Is there a schedule for completion of design that the City would like to hit?
The City would like to commence design immediately and bid shortly after.
38. I was not able to attend the optional project walk through on the 19th and was wondering if any information pertinent to the project was either asked or presented at the meeting? Is a list of attendees available?
No questions were addressed at the walk through. The walk was optional and as such no list is available.
39. Related to this RFP, can you share if there has been a "design firm" involved prior to the issuance of this RFP.
No prior work has been done on this RFP scope.
40. Are there AutoCAD as-builts of the City Hall that will be made available or do we need to account for developing cadd as-builts?
No As-Builts available. As-Builts will be required for renovated spaces.
41. If there are AutoCAD as-builts, how accurate would you say they are?
No As-Builts available. As-Builts will be required for renovated spaces.
42. If there are no AutoCAD as-builts, are there hardcopy plans that will be made available?
There are no current plans of City Hall.
43. Will MEP engineering be Design Build through the general contractor or are you expecting that MEP engineering be part of this proposal? This project seems appropriate for Design Build engineering, but we wanted to ask.
The City is open to discussion of appropriate ways to bid this work. As presented it would be considered Lowest Responsible Bidder.

44. For the Construction Administration phase, you only list reviewing RFPs and attending bi-weekly meetings. Should we assume that we'd also be reviewing submittals and shop drawings as well? Or not?

Yes, you would need to review submittals.

45. There is no mention of FF&E development, specification or bidding. Should we assume all FF&E is not part of the scope?

FF&E will not be part of the scope.

46. You mention "cohesive flooring." Can you please define this scope more? Is there any flooring that is to remain or is the flooring throughout to be new?

Much of the carpet is new in the building and new office areas will need to use the same carpet.

47. Power & Communication Plan indicating all new power and tel/data AV devices. Should we assume this in our scope?

Yes

48. Reflected Ceiling Plan indicating newly configured ceiling/lighting for the remodeled areas. Should we assume this in our scope?

Yes

49. Finish Plan indicating all new finishes. We will assume this is required. Can you please elaborate on the finishes required? For example, will we be painting the entire facility? Are there any special design elements that are anticipated that will be needed to be designed?

Finishes will be limited to the specific newly designed areas in the RFP. No special design elements.

50. What do you mean by "upgrade Fire System to accommodate new office space?" Is this for the fire sprinkler system? Is the building fully sprinkled? Is this for Fire Life Safety? These are usually deferred submittals and Design Build. Please confirm that approach is acceptable.

Both systems (Alarm and Sprinkler) will need to be upgraded for renovated spaces.

Consultant will be responsible for determining this item for the construction specifications.

51. Approximately how many square feet is Building B that will be receiving new windows

Consultant will need to measure when hired.

52. Are there any ADA upgrades that will be required as part of this scope to get plan check approval?

All renovations will be required to be ADA compliant. There may be a request by the City to address appropriate travel path into the building.

53. The scope mentions studying phasing. Is it anticipated that the project will be phased? Or will staff be moved out and the project done in one phase?
The City would like to explore options and costs associated.
54. Is there any swing space that staff could be housed while construction takes place?
There may be limited swing space for staff depending on overall plan.
55. Is the City of Beaumont the agency that does plan check? If not, please advise who is.
The City will likely involve the Building Official from the start and perform plan check in house.
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