

Baker County

Addendum #3

06/20/2023

BID 2023-06 Design- Build Construction of COA Senior Life Enrichment Center

1. What is the existing fire alarm system that is currently in place in the adjacent building? **There is not a fire alarm system in this location.**
2. Is there a tentative schedule for design and construction to start? **As soon as possible once bids are accepted.**
3. There was a conceptual site plan shown at the site location, can that be provided? **This is provided at www.bakercountyfl.org/purchasing.php However, staff would like to clarify that this is not as-built plans. Only the bid set plans were available to County staff.**
4. It was noted that there were underground infrastructure as-builts in relation to the surrounding area. Can this be provided? **This is provided at www.bakercountyfl.org/purchasing.php**
5. Will the owner supply the commercial kitchen equipment? If not, please provide a specific list of intended equipment to be sure it is captured in the total cost. Kitchen equipment should be provided. **A complete list, including grease trap, has been included at www.bakercountyfl.org/purchasing.php**
6. Will the owner provide walk-in refrigerator & freezer for the contractor to install, or will contractor furnish and install? **Contractor to provide.**
7. Is there an interior/exterior finishes requirement or guide to follow in the design? (Floorings, painting, door styles, windows, etc.) **This can be decided after the contractor is selected as part of the design meeting.**
8. It is assumed that the exterior façade of the new building will match the next-door facility, please confirm. **Preferably, however, this can be decided after the contractor is selected as part of the design meeting.**
9. What is the expected total building occupancy of this structure? **150**
10. The planter bay that is described in the provided conceptual design, is that a movable or permanent structure? **Permanent**
11. Are underground utilities for this structure already available for use? If so, can the location of taps for utilities (electrical, water, sewer, gas) be provided? **This is provided at www.bakercountyfl.org/purchasing.php**
12. Is the commercial kitchen to be supplied by gas or electricity? **Hot water heater, stove and steamer are to be supplied with gas. All others will be electricity.**
 - a. There did not appear to be a gas line near the property location. If gas is required, are localized underground gas storage supply tanks acceptable? **Localized tanks will be used for this service**
 - b. If electrical, back-up generator is suggested to be installed. **Not at this time**
13. Is this a Davis Bacon Wages project? **No**

14. How the evaluation for pricing will be weighted. It is not spelled out in the evaluation section of the RFP. We have seen in previous bids that typically, the lowest bidder received 100% then each subsequent bid is weighted based on the difference in bid. For example:
Low bid = 1,000,000 receives 100% or 25 pts
Next bid = 1,200,000 weighted amount would be $1,000,000/1,200,000 = 83\%$ or 20.75 pts
Next bid = 1,500,000 weighted amount would be $1,000,000/1,500,000 = 67\%$ or 16.75 pts and so on...
Please confirm if this (or some other method) will be used to determine the scoring for the pricing factor. **Yes, this is how that will be measured.**
15. The concept drawing indicates tables and chairs. Are these to be purchased by owner or included in the bid? **Purchased by owner**
16. The concept layout does not indicate any windows, but Layout for Option B does. Should windows be included as shown on Option B plans? **Yes.**
17. Any landscaping desired beyond sod repair? **No**
18. Are we to include any window coverings or will those be provided by owner? **Provided by owner.**