



An Equal Opportunity Employer
May 8, 2019

Sheridan County Courthouse and County Jail Rehabilitation Project
Final Pre-Proposal Questions
May 8, 2019

Following is a list of the questions posed during and after the pre-proposal meeting. Please note that the answer to the question regarding the Fee Proposal requirement has been updated as follows. An Addendum to the RFP was issued May 1, 2019 to reflect this change in Part F Item 1. The addendum also included the addition of two Add Alternates.

- Q Can the Not to Exceed Fee Proposal in the Design Deliverable section only include the Damage Assessment Report but not the Design Fees?

Discussion: The attendees expressed the difficulty in assigning the fees required to complete the contract design documents before a complete damage assessment was completed. One suggestion was that design fees not be required as part of the proposal and negotiated only after the Damage Assessment Report was completed. Another suggestion was for design fees to be based on a percentage of construction costs once a "Probable Construction Cost Estimate" had been developed.

- A. The County proposes to restructure the Fees portion of the RFP to ask for a specific *fee not to exceed* for the *assessment* of the buildings for the Damage Assessment Report(s) only. The consultants will also submit a fixed "Not to Exceed Percentage" of the estimated construction cost for the Design Fees and Maintenance Plan for the rehabilitation of the historic buildings. The maximum percentage of the estimate of the construction cost the County will accept in the proposal will be 10%.

Note that the estimated construction cost will be updated by the successful proposer once they have completed the damage assessment for the two buildings. The *Not to Exceed Percentage* will remain the same as in the consultant proposal with the dollar amount for the Design Fees adjusted accordingly.

The following question was asked on May 2, 2019:

- Q. The RFP says that we are limited to 10 pages, not including appendices. Can you tell me what we can consider an appendix?
- A. The appendix is the detail to support the project strategy and the qualifications and can include resumes, past project information, sub-consultant information, and additional relevant information as described in Section E. Item 9.

The following questions and answers are unchanged from the April 17, 2019 Pre-Proposal meeting minutes:

- Q. How will unknown damages of the two buildings not listed in the RFP but encountered during construction activities be addressed as far as the Damage Assessment Report is concerned?
- A. The Damage Assessment Report should be based on items listed in the RFP and any other damages discovered in the course of the consultant inspections of the buildings. All unknown



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May 8, 2019

damages requiring rehabilitation or repair will be handled by Change Order to the consultant and contractor during construction.

- Q. Will there be a Hazardous Materials assessment done by the County (for asbestos, lead paint, etc.)?
A. Yes, assessment and mitigation to be done separately from this project prior to rehab work.
- Q. Are any Energy Efficiency upgrades included (thermal insulation, etc.)?
A. Yes, but only installing of energy efficient treatments to existing windows if practical.
- Q. Will there be security upgrades to the County Jail building?
A. No, not included as a part of the project at this time.
- Q. Will there be any funding from Homeland Security?
A. Not known at this time.
- Q. When will the required Public Meeting be scheduled?
A. At a mutually available date between the 80% and 95% design milestones.
- Q. Is there any Foundation or grant money included in the design and/or construction costs?
A. Not at this time. The County may seek grant monies for construction.
- Q. Is there a local historic building entity involved in the project?
A. No. The County is forming a Historic Building Preservation Committee in the future, but they will not have anything to do with the project work.
- Q. What building codes apply to this project?
A. The 2018 IBC standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Q. Will the rehabilitation of the County Jail include meeting current ADA standards?
A. No.
- Q. Will the damage assessment include recommendations for improving site drainage issues that are negatively impacting the buildings or the exterior grounds?
A. Not at this time.
- Q. How will construction activities be affected by occupants in the buildings or privacy issues?
A. All occupancy and government activities will be relocated out of the County Jail building. The schedule for rehabilitation work on the Courthouse building may be impacted by county government activities, but the County will work closely with the contractor and consultant to impact the work as little as possible.
- Q. What recent reconstruction activities have taken place in the Courthouse building and the Jail building?
A. Mike Morris noted that some doors had been replaced and a new chiller unit had been



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installed recently, however upgrades and repairs have been ongoing as needed in the Courthouse. Nothing major has been done recently in the Jail building.

- Q. Could additional facility tours be arranged?
A. Yes with reasonable advance notice to the County.

- Q. Is there a separate Damage Assessment Report for both buildings?
A. Yes, there will be two reports.

- Q. Does Sheridan have home rule for the Fire Marshall?
A. Yes.

- Q. Will a fire suppression system be included in the rehabilitation of the Jail building?
A. Not at this time