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February 14, 2020

## **RFP Addendum #2**

### **Athens County Port Authority Speculative Building RFP Second Round of Responses to Proposers' Questions**

#### **IMPORTANT PLEASE READ**

**This addendum marks the end of the Q & A portion of the RFP selection process. Firms planning to respond to the RFP for the speculative building(s) should examine this addendum carefully and submit their full proposals to [AthensCoRFP@athenscountyohedc.com](mailto:AthensCoRFP@athenscountyohedc.com) no later than 5:00pm on March 4<sup>th</sup>, 2020.**

Q: Are the Wetlands Delineation and Geotechnical Reports available?

A: *Yes, both reports can be found on the Speculative Building page of the website under "Additional Information – Due Diligence Studies." <http://athenscountyohedc.com/retention-expansion/athens-port-authority/speculative-buildings/>*

Q: Are existing utility service capacities available? Water flow test results?

A: *Information on existing utilities can be found on the Speculative Building page of the website under "Additional Information – Utility Information." <http://athenscountyohedc.com/retention-expansion/athens-port-authority/speculative-buildings/>*

*We do not have water flow test results.*

Q: RFP indicates building is to be approximately 60,000 square feet, expandable up to 130,000 square feet. However, Exhibit 1 Concept Plan dated May 8, 2018 shows a building of 112,000 square feet, with an apparent 98,000 square foot (~260'x377'), mnf/warehouse area. Please confirm square footage desired.

A: *Exhibit 1 is merely a preliminary design plan. The desired square footage of building #1 is 60,000 sf, expandable up to 130,000 sf.*

Q: Exhibit 1 Concept Plan depicts a main facility area with smaller ancillary spaces to the east and west. Is the entire building intended to be pre-engineered metal or only the main facility with conventional construction for the ancillary spaces?

*A: This is at the discretion of the firm. Justification should be included in the conceptual design presentation.*

Q: RFP indicates a maximum footprint of 15,000 square feet, however, Exhibit 1 Concept Plan dated May 8, 2018 shows a building with a footprint of approximately 19,300 square foot. Additionally, the RFP indicates an approximate total square footage of 33,000 square foot. Please confirm desired square footage.

*A: Desired square footage of building #2 is approximately 33,000 sf.*

Q: Is this presumed to be handled in two or three stories? Basement?

*A: This is at the discretion of the firm. Justification should be included in the conceptual design presentation.*

Q: Has a construction type been identified for this building?

*A: No, but please reference "Other Requirements" in Section II; A of the RFP.*

Q: For the costs/fees in the proposal, is the intent to include a series of fee curves (with fees indicated as a percentage of construction cost for each major discipline and design phase) plus the costs for any anticipated additional services beyond those requested in this Proposal or reimbursable expenses such as permit fees, etc. Or, is the intent to provide actual design fees in dollars based on the provided building budget?

*A: The former. Quality based selection process will be used to select architecture firm. Fees will then be negotiated for professional services. Please provide your proposed fee curve as a % of the estimated cost of construction, portion of fee for architectural services, portion of fee for subconsultants, etc. utilizing the draft budget (Exhibit A of Addendum) Proposals should include fee allocation by design phases and should identify any anticipated additional services and reimbursable expenses as outlined in Section III; D.*