



ADDENDUM 1

Forsyth County General Services Department

Scott W. Angell, Director
Kirby J. Robinson, Assistant Director

Construction Management Division

Forsyth County Government Center • 201 North Chestnut Street • Winston-Salem, NC 27101 • Tel 336.703-2207

Request for Qualifications Facilities Condition Assessment at Smith Reynolds Airport Properties

Responses are to be submitted to James Anderson Jr at andersja@forsyth.cc by **5:00 pm on January 31, 2019.**

January 25, 2019

Please acknowledge receipt of this Addendum and include with your proposal.

Company

Authorized Signature

Date

Questions/Responses

Question: The responses ask for a “Sample building report from a prior assessment”; is this sample report included as part of the 15 page limit? **Response:** No, the sample report will not count against the page limit.

1. Should the FCA look at possible facility replacement needs or will it be strictly renovations? **Goal of FCA is create inventory of building components/systems (MEP, finishes, structure, etc.) for capital renewal planning and identification of deferred maintenance items. If renewal costs were close to replacement, the County may consider replacement, but historically, projects have been primarily renovations.**
2. We understand that Dude Solutions is an operations software provider. Is there a particular format that the data would be needed in in order to integrate into the existing software? **Data format will need to be in an Excel Sheet. Dude solutions will need to be contacted for format to match our existing conventions.**
3. Is there a proposed budget for the FCA? **Anticipated budget is about \$0.10/square foot.**
 1. A list of individual assets (bldgs.) that will need separate reports. Please include a bldg name, primary use, year built, and gross square footage. **3801 N Liberty St Terminal Building (gross needs calculated, airport provided only net leased space); 3801 N Liberty Air Cargo Building (60,000 sq ft); 3817 N. Liberty St (33,600 sq ft); 4455 Lansing Drive (20,000 sq ft); 4400 Lansing Drive Piedmont Propulsion (40,412 sq ft); 3820 N Liberty Hangar Complex (75,000 sq ft); 4001 N Liberty Hangar Complex (322,000 sq ft) Building age will need to be determined during interviews with Airport staff.**
 2. Should a price proposal be included with the qualifications? **No; pursuant to NC General Statutes professional services must be selected based upon qualifications.**
 1. Please confirm that the sample building report from a prior assessment is not included in the 15 page limit. **Sample report is not included in 15 page limit.**
 2. Please confirm that the 15 pages are single sided. **Pages can be double sided for a total of 30 pages in the PDF. Intent was to minimize printing if hard copies are made by the County.**
 3. Please confirm if a cover sheet is or is not included in the 15 page limit. **Cover sheet does not count towards page limit.**



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4. If possible, can you identify the funding source for the proposed work? **Funding source is General Services FY19 Operating Budget.**

1. Does the Scope of Work include Site Infrastructure elements? If yes, what is the site size in acres? Visual elements only or subsurface infrastructure as well? **No site infrastructure; just the facilities.**
2. Do you have accurate site plan drawings?. **Forsyth County recently assumed management of the airport from the airport commission. We have plans for the facilities, but no guarantee as to their accuracy.**
3. Do you have electronic copies of building plans? **Yes, we have them as PDF's.**
4. Does the work include assessment of the airfield pavements? **No.**
5. Can you provide a spreadsheet listing each of the facilities and structures included in the scope, with building name, building area, number of stories, year built, renovation dates? **Information we have on the facilities is limited. Interviews with airport maintenance staff should be able to answer those questions. Buildings and approximate square footage will be included in an addendum.**
6. Does the 50-page response limit include staff resumes, project profiles and Letter of Interest? **Page limit is 15 pages double sided (30 total pages in the PDF). Sample report is to be an appendix, not included in page count.**
7. Has a budget been established for this work? **Anticipated budget is about \$0.10/square foot.**
8. Does the County wish to have access to the FCA software program we will use to collect and analyze the data? Do they desire initial end-user training on how to manage the data going forward? **No, the firm will need to work with Dude Solutions to integrate the data into our existing Capital Forecast Module.**

1. Is there a listing of the buildings to be assessed with the SF area of each listed? **Will be provided in an addendum.**
2. Is there any listing of the age of the buildings being looked at? **The county recently assumed management of the property from the airport commission. Our records of the facilities are limited. Interviews with airport staff will hopefully be able to answer most questions about the facilities.**
3. Will any funding for this assessment be coming from the FAA? **No.**
4. As I am reading the RFQ it appears focused on buildings as opposed to airport ground facilities (runways, taxiways, lighting, etc). **That is correct, it is building's only.**
5. Is there a specific delivery timeline for the study assessment to be completed and accepted by the County? **Based upon time to complete a prior assessment for other county facilities, I would expect the field work to take 2-3 weeks with the report to follow in about 2-3 weeks.**
6. What prior studies, drawings, etc are available for the team? Is it possible to visit your office and review prior to submission of the RFP? **To our knowledge, no prior studies have been completed. The selected firm will be given access to the drawings for use in preparing their fee proposal. Do not submit fee information with the RFQ. Selection will be qualifications based pursuant to NC General Statutes.**
7. Is environmental assessment to be a part of this report, or does the County have prior reports that can be referenced? **Environmental assessment is not included. Airport staff may be able to provide information on any prior environmental assessments during interviews.**