

# Purchasing

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**Procurement Manager**



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July 29, 2009

**ADDENDUM #1**  
**RFP 08032009-1400**

**ASSESSMENT OF POTOMAC ELEMENTARY SCHOOL**

This Addendum #1 is issued to provide answers to questions received by the 1PM 7/27/09 deadline for questions.

Q1: For our submission of a schedule can the start date be assumed to be approximately 30 days after submission of the proposal to King George? As this will be a factor in the award decision an owner start date would help establish the schedule.

**A1: *The consultant shall use days from the receipt of a Notice to Proceed to develop a schedule.***

Q2: Reference is made to RCS (Roof Consulting Services) in the RFP, is this a owner supplied consultant or will they be part of the submitting entities team?

**A2: *RCS is an owner supplied consultant***

Q3: What is the approximate gross square footage of the school in relation to each phase/ building addition?

**A3: The square footage of each section, as shown on the plans, is:**

1<sup>st</sup> building (1953) - 10,406 sq. ft.

2<sup>nd</sup> building (1976) – 12,134 sq. ft.

3<sup>rd</sup> building (1989) - 49,900 sq. ft.

Total sq. ft. - - - - - 72,440 sq. ft.

Q4: What is the size of the property?

**A4: 11.737 acres**

Q5: Are we to assume that floor plans and details of the architectural, structural, mechanical, electric, plumbing, fire alarm, sprinkler, site, drainage, etc. drawings of the entire existing facility will be available for our use?

**A5: The County will provide the selected consultant with all documents that are available**

Q6: Is a geotechnical/soils report available for the site?

**A6: The County will provide the selected consultant with all documents that are available**

Q7: What is the total square footage of the entire school and of the 3 sections separately?

A7: The square footage of each section, as shown on the plans, is:

- 1<sup>st</sup> building (1953) - 10,406 sq. ft.
- 2<sup>nd</sup> building (1976) – 12,134 sq. ft.
- 3<sup>rd</sup> building (1989) - 49,900 sq. ft.

Total sq. ft. - - - - - 72,440 sq. ft.

Q8: We were able to review floor plans for the 1953 and 1975 wings. Are there plans available for the 1989 section?

A8: **The County will provide the selected consultant with all documents that are available**

Q9: Are there any details or specifications on 3 different HVAC systems being used in each wing?

A9: **The County will provide the selected consultant with all documents that are available**

Q10: What are your goals for this project; systemic only, i.e. roof, abatement, energy efficiency improvements, code compliance or are you also looking for aesthetics and are you looking to improve the "equity" between each section? If you are looking to improve the school to better fit the educational program, are there educational specifications available for review

A10: **This RFP is specific to an assessment as to the condition of the building, and all building systems, as described in the RFP.**

Q11: Is the total of \$90,000 for the study and comprehensive plan or for the total building and system improvements as well?

A11: **The \$90,000 budget is for all costs associated with the building and systems assessment, roof inspection, and lead/asbestos evaluation, if it is determined that additional lead/asbestos evaluations will be needed.**

Q12: What grade levels are housed in the building and are they separated into the the 3 sections or dispersed throughout?

A12: **Grades K-2 are in the 1990's section. Grades 3 and 5 are housed in the 1970s section. Grades 4 and 6 are housed in the original, 1950s section.**

Please acknowledge receipt of this addendum by signature below and inclusion in your proposal submission.

*Kelly S. Dixon, CPPB*

Kelly S. Dixon, CPPB  
King George County Procurement Manager

I acknowledge receipt of Addendum #1

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Signature

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Name of Firm