



**RFP#2021-01 AE for Blue Bell Building
Addendum #1**

Reference: RFP#2021-01

Commodity: Architectural and Engineering Services for Municipal Building

Dated: September 16, 2020

Proposals Due: September 30, 2020 2:00PM EST

All communications referred to this solicitation must be made in **writing** via the Question Form in the solicitation to:

Amanda Amos, Procurement Coordinator
County of Orange, Virginia
112 W. Main Street
P.O. Box 111
Orange, VA 22960
E-mail: aamos@orangecountyva.gov

Note: A signed copy of this addendum must be received at the location indicated in the solicitation either prior to the bid due date and hour or attached to your response documents. Signature on this addendum does not substitute for your signature on the original response documents. The original response documents must be signed. RESPONSES NOT RECEIVED BY THE DATE AND TIME REQUESTED, FOR ANY REASON WAHTSOEVER, WILL BE REJECTED AS UNTIMELY.

Name of Firm

Signature/Title of Representative

Date

Attachments:

#1 Question & Answers

#2 Photos

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Question	Answer
<p>Page 3, Section 4 SOW Will the vocational center have a culinary arts program requiring a food facilities consultant?</p>	<p>No.</p>
<p>Page 3, Section 4a Can we arrange a time to visit the site and walkthrough the building?</p>	<p>No.</p>
<p>Page 3, Section 4a Can you share any documentation you have on the building or site?</p>	<p>See attached property record and photographs and GIS information on the county website here: https://orange.gis.timmons.com/#/mwl. The building was used as a manufacturing property from 1960 to the early 2000s. It is primarily composed of steel and masonry construction. The area to be utilized as the vocational technical campus will include the back portion of the building, specifically, a loading dock, former restrooms, former paint shop, and part of the manufacturing floor. There are no functioning heating or cooling systems and no existing duct work. The front portion of the building is currently under renovation for conversion into office space for a different project. A portion of the former manufacturing space is utilized for storage for other departments.</p>
<p>Page 3, Section 4a Has the County established a program for the 6,000SF of renovated space? What specific CTE programs will be addressed?</p>	<p>At this time we anticipate the following programs: Auto Trades, HVAC, Building Trades, and Cosmetology</p>
<p>Page 3, Section 4a Will the rest of the building be renovated or just the 6,000SF associated with the CTE programs?</p>	<p>At this time we are only renovating the 6,000 s.f. however, we understand that a holistic view of the building to include components such as: electrical, roofing systems, mechanical/plumbing, etc. will need to be taken into account and possibly addressed to adequately support the successful renovation and occupation of the 6,000 s.f. We anticipate requesting future funding to complete renovation of the entire campus in subsequent fiscal years. Future renovations are not covered under this scope or contract.</p>

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Question	Answer
<p>Page 3 The RFP mentions a campus development and a 57,000SF building, but the only scope of work specifically mentioned is the renovation of 6,000SF of space in the building. Can you clarify if the scope is expected to include work beyond the 6,000SF and if yes, can you characterize that work?</p>	<p>At this time we are only renovating the 6,000 s.f. however, we understand that a holistic view of the building to include components such as: electrical, roofing systems, mechanical/plumbing, etc. will need to taken into account and possibly addressed to adequately support the successful renovation and occupation of the 6,000 s.f. We anticipate requesting future funding to complete renovation of the entire campus in subsequent fiscal years. Future renovations are not covered under this scope or contract.</p>
<p>Page 3, Section 3a & Section 4a Would you please clarify A/E scope of services: Paragraph III describes the A/E evaluating the whole 57,000SF building and providing a “campus” design development. Paragraph IV describes a 6,000SF vocational technical center. Will both activities be in the A/E scope?</p>	<p>At this time we are only renovating the 6,000 s.f. However, we understand that a holistic view of the building to include components such as: electrical, roofing systems, mechanical/plumbing, etc. will need to taken into account and possibly addressed to adequately support the successful renovation and occupation of the 6,000 s.f. We anticipate requesting future funding to complete renovation of the entire campus in subsequent fiscal years. Future renovations are not covered under this scope or contract.</p>
<p>Page 4, Section 4b, i From Paragraph 4a describes “siting investigations and geotechnical studies”. If the project will be a 6,000SF renovation, please advise what the siting investigations and geotechnical studies will relate to.</p>	<p>4b. shall be amended to read, “Provide all design and construction administration services including: siting investigations and geotechnical studies, preparation of plans, required permits, applications, and approvals, and appearances at public and other meetings related to the project or associated with those processes, in addition to other services required for any applicable regulatory approvals.”</p>
<p>Paragraph 5e Is Owner’s proposed use “by-right” under applicable zoning/land use regulations with only administrative approvals required for a site plan approval? If not, please describe what entitlements role A/E will have, if any.</p>	<p>All zoning issues will be dealt with by County staff.</p>
<p>Page 5 Proposal Format Page 6 Submittal Instructions Under Section V it asks for the RFP to be bound tabbed format and then under Section VI it states it should be submitted by email in PDF format. Will you please clarify how you want the format and submittal to be completed?</p>	<p>All proposals should be submitted <u>digitally</u> in a PDF format and shall not exceed 15 megabytes.</p>

**Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1**



Photos:



Exterior of the Building for reference only. Vocational Technical campus will be located in the back portion of the building.

**Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1**



Rear wall adjacent to back loading dock.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Back loading dock area.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



View of back loading dock area from former manufacturing floor.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Former manufacturing floor.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Former manufacturing floor.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Former manufacturing floor.

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1



Main electrical distribution.

**Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 1**



Restrooms.