



## **ADDENDUM # 1**

**Project Name: RFP for Currituck County Animal Shelter**

**Owner: County of Currituck**

**Date: April 30, 2013**

### **BIDDERS MUST ACKNOWLEDGE RECEIPT OF ADDENDUM #1 IN THE PROPOSAL.**

Also included as part of the addendum are minutes and the sign-in sheet to the Pre-Proposal Meeting held on April 16, 2013 and a new Attachment C – Cost Proposal Form – Revised. The addendum shall take precedence over any differences in the addendum and the meeting minutes.

1. The Proposal due date shall be extended from May 7, 2013 to May 21, 2013.
2. The Project Budget is \$2,500,000. This includes the general building, site work and contingencies. The contingencies (\$200,000), Allowances and Owner Responsible Services shall come out of the \$2,500,000.
3. Offeror shall use the attached Cost Proposal Form – Revised in lieu of the form provided in Attachment C of the RFP.
4. The RFP specifies a site work budget of \$550,000. This shall be amended to be an Allowance under the Offerors Project. The Offeror shall include an Allowance of \$465,000 in the Project for Site Work. The Offeror will competitively bid the site work as part of the Project and provide the bids to the Owner for review. The Offeror will not be allowed to add a price mark-up to the site work bid.
5. Site lighting design and landscape architecture will be removed from the Offeror's design team scope and added to the Civil Engineering fee.
6. Site lighting and landscape work shall be a part of the Allowance for Site Work.
7. All electrical design associated with site lighting shall be provided by the Offeror's design team.
8. The Civil Engineers fee will be \$85,000 which will be through a contract with the Owner. This cost is part of the \$2,500,000 Project Budget. The Offeror will include this cost in budget and will not be allowed to add a price mark-up to the civil fees.

9. Third party special inspections as required by Building Code shall be provided by the Offeror as part of the Project. All pre-construction geotechnical testing of the site and under the building pad shall be part of the Civil Engineers fee. All site testing and special inspection required during construction of the Project shall be provided by the Offeror.
10. FF&E shall be a part of the Project providing for a functional facility with the exception of furniture and appliances. Furniture and Appliances shall be an Allowance. The Offeror shall include an Allowance of \$45,000 in the Project for Furniture and Appliances.
11. Assume a 2000psf soil bearing capacity for the area under the building for structural design. The Offeror shall assume 1' of cut and 3' of backfill for the building pad area and shall include this cost as part of the Project.
12. Sewer design 5' outside the building foundation shall be by the Civil Engineer except electrical design. All electrical design associated with the sewer pump station shall be provided by the Offeror design team as part of the Project. All other sewer construction costs shall be part of the Allowance for Site Work.
13. Delete Existing Conditions and Furnishings from Attachment C – Cost Proposal Form:
14. Communications and Data shall be part of the Project. Data/Telephone wire and Data/Telephone Service Provider charges of \$10,000 shall be through a contract with the Owner. The Offeror will include this cost in the budget and will not be allowed to add a price mark-up to the wire and service provider costs. All other necessary boxes, conduits and wire trays shall be part of the \$2,500,000 Project budget.
15. Electronic Safety and Security requirements shall be as per the Building Code requirements.
16. The County will waive the Building Permit Fees. NCDENR fees for site work permitting shall be paid with Civil Engineering fees. Water and sewer tap fees shall be an Allowance. The Offeror will not be allowed to add a price mark-up to the tap fees allowance.
17. Any brick work associated with the Project shall coordinate with the color of the Currituck Community Park. As a guideline for matching brick, the brick specification on the YMCA is as follows:

Brick (Field)

Lee #201, "Red Brush", modular size, meets or exceeds ASTM C-216, Grade SW, Type FBS, as manufactured by Lee Brick

Brick Mortar (Field)

Flamingo, C-31, Type "S", masonry cement, complies with ASTM C270, as manufactured by Essroc Cement Corp.

Brick (Accent)

General Shale, "Dutch Chocolate", modular size, meets or exceeds ASTM C-216, Grade SW, Type FBS, as manufactured by General Shale

Brick Mortar (Accent)

Flamingo, C-29, Type "N", masonry cement, complies with ASTM C270, as manufactured by Essroc Cement Corp.

18. Façade matching the rest of the campus shall be placed on the west and south elevations of the building.
  19. The animal shelter and animal control sections of the building shall be expandable to allow additional dog and cat spots in the future.
  20. All exterior kennels shall be covered.
  21. The duration of the Project warranty period shall be one year from substantial completion.
  22. Three phase power is available along Aviation Parkway and to the rear of the site at the existing wastewater treatment facility.
  23. Natural gas is available along Aviation Parkway.
  24. The desired offices for staff as per the RFP are as follows:
    - A. Shelter Manager Office
    - B. Shelter Assistant Manager Office
    - C. Shelter Volunteer Coordinator Office
    - D. Animal Control Supervisor
    - E. Animal Control General Office
    - F. Separate staff "break rooms" for the adoption shelter section and the animal control section.
- In order to save money and space, the minimum number of offices can be prioritized to:
- A. Shelter Manager Office (one person)
  - B. Shelter General Office (up to three people)
  - C. Animal Control Sergeant Office (one person)
  - D. Animal Control General Office (up to three people)

25. In order to save money and space, the following building program areas listed in Section II. Project Description of the RFP can be shared by the Animal Shelter and the Animal Control areas:

- A. Adoption Lobby and Relinquishment Lobby
- B. Staff Conference/Break Room w/Kitchenette which can also be used for Public Education
- C. Exam/Euthanasia
- D. Public Reception and Sales can be part of the Adoption Lobby area
- E. It is preferred the Animal Shelter and Animal Control areas have separate janitor, food preparation and storage areas.

26. We offer the following prioritization of the Building Programs in order to allow the Offeror areas to save money and space:

- 1. Animal spots for holding and adoption
- 2. Animal spots for quarantine and routine observation
- 3. Animal area for examination, euthanasia and grooming
- 4. Administrative areas
- 5. Public reception, education and sales

27. The Sally Port does not have to be conditioned. It is desirable that the Animal Control and Animal Shelter sections be able to share the benefits of the Sally Port.

28. In order to assist with dog and cat programming areas, we offer the following desired number of spots as a minimum guideline. For clarification, a dog run has two areas separated by a guillotine door with one of areas being in a conditioned area.

- A. Animal Shelter
  - a. Dog Holding Runs: 6
  - b. Dog Adoption Runs: 10
  - c. Dog Observation Spots: 3
  - d. Dog Adoption Puppy Spots: 4
  - e. Cat Adoption Spots: 56
  - f. Other Cat spots
    - i. Observation: 6
    - ii. Isolation: 6
    - iii. Feral: 6
  - Total animals = 97
- B. Animal Control
  - a. Dog Holding Runs: 7
  - b. Cat Holding Spots: 12
  - Total animals = 19
- C. Exotic Animal Spots
  - a. Animal Shelter 6
  - b. Animal Control 9

29. The project is not located in a FEMA Flood Zone.

30. Signage for the building will be part of the Project. All signage required by Building Code as well as signage for room identification shall be part of the Project Budget. An Allowance has been added for exterior way-finding signage.

31. A Knox box is required by the County Fire Marshall.

32. A security system is not required for the building