



**Chatham County Purchasing Department**  
**Addendum No. 2 to RFQ 17-0008-1**

**FOR: PUBLIC PRIVATE PARTNERSHIP FOR A NEW CHATHAM COUNTY COURTHOUSE COMPLEX**

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**Re: Responses to bidder questions**

1. The Document Checklist lists three bonding requirements: 1) Surety Requirement 5% Bid Bond, 2) Performance Bond, and 3) Payment Bond. Because this is a P3 project and the developer provides financing and assumes the design and construction risk, please clarify the purpose of the bonding requirements?

**Response** – This RFQ does not require those bonding requirements for submission of a response. The document checklist is a standard County form and only those items checked are needed to submit. Any requirement regarding bonding may be discussed further in later stages of this procurement process.

2. Has the County performed an analysis of the future parking requirements for the complex? What is the number of parking spaces in the existing parking garage? What other parking currently exists at the complex property? How are the parking spaces allocated (i.e., courts employees, public, etc.)?

**Response** – The County has not performed an analysis of the future parking needs and requirements. The County will follow up with specifics regarding its existing parking spaces.

3. Has the County performed an analysis of retail development for the complex?

**Response** – No.

4. Does the County have approved funding for the project? What is the proposed budget limit?

**Response** – The County has multiple ways to fund the project, but has not identified a specific funding method. A budget has not yet been established for this project and is one of the expected outcomes of this procurement.

5. What is the status of Phase 1? Who is currently performing the work? Will the work be completed by the award date of this contract (for completing Phases 2 and 3)?

**Response** – Phase 1 of the project is currently underway and is being performed by Collins Construction. The anticipated date of completion for Phase 1 is expected to be completed prior to this contract being awarded.

6. The RFQ states “an unutilized County owned structure sits on the site and will be demolished prior to the start of construction.” Has demolition of this property begun, or will the demolition of the structure be the responsibility of the contractor and take place during the 36 month construction period?

**Response** – The County’s current expectation is to be responsible for demolition and will coordinate demolition with the successful bidder.

7. Who owns the new courthouse design presented in Attachment H, Chatham County or Dewberry?

**Response** – The County is in the process of investigating and will provide an update.

8. What is the weighting assigned to each of the evaluation criteria for the qualification submissions?

**Response** – The County will evaluate all of the criteria listed in the RFQ. The County will not weight any one criteria, all will be used in the evaluation of submissions.

9. Will management of any parking included with the project be the responsibility of the private partner or does Chatham County plan to manage this?

**Response** – The County is open to a variety of management approaches and seeks an arrangement that creates the most value for the project.

10. What retail scope would Chatham County like to see incorporated into the project?

**Response** – The County is open to creative ideas for the retail development, but would want to approve the ultimate concept and use.

11. Referencing Page 4 of the RFQ, Objective #8 of the County is to achieve beneficial occupancy of the Project by 36 months. However, after reviewing the Estimated Solicitation Schedule in section 4.1 (page 11), the duration between negotiation and project completion would be 29 months maximum. Please confirm the 36 month project duration reflects the County's expectations of project delivery.

**Response** – The County is committed to the 36-month project duration, but is open to ideas to accelerate project completion. Based on the schedule provided and a 36-month project duration, project delivery would occur in 2020.

12. Why did the original procurement not move forward? What has changed between then and now?

**Response** - The County determined restarting the RFQ process was the best course of action based on the following:

- Sufficient time had passed since the original RFQ;
- An expanded project scope; and
- An opportunity to clarify its objectives and update the project timeline.

13. Will a traditional municipal finance delivery model be considered at the same time?

**Response** – Yes, however please review the County's objective of finding creative alternative financing sources.

14. Has a source of funds, potentially a SPLOST, been identified for the annual payments?

**Response** – No.

15. Please confirm that neither the scope nor cost for the Phase 1 - Existing Courts Building renovation, as defined in the 1/30/17 RFQ #17-000801 and the May 2012 schematic design review, are to be included in the P3 for the New Chatham County Courthouse Complex.

**Response** – No.

16. RFQ #17-0008-01, ITEM 2.4.4 Project Schedule, indicates the anticipated beneficial occupancy for the project is 36 months after award. Please confirm that this anticipated beneficial occupancy schedule is for both the Phase 2 - New Courts Building and the Phase 3- Existing Court Building renovation.

**Response** – The 36-month schedule is for the beneficial occupancy of both Phases 2 and 3 as outlined in the RFQ.

17. Multiple firms are listed as having worked with or currently working with the County in initial development of the Project; however, a list of conflicted parties was not provided as a part of the RFQ. Please confirm whether the following named parties are conflicted from participating on a responding team and whether any other entities are also conflicted:

- a. The PFM Group
- b. PSA Dewberry
- c. Barnard & Associated

**Response** – The only conflicted party is the PFM Group, PSA Dewberry and Barnard & Associated are allowed to join responding teams.

18. Please clarify if there are any operational services the County does not expect to transfer to the DBFOM Team for the Project, such as security.

**Response** – By law, the County is required to provide security at the County Courthouse. Specific operational functions your team is interested in including in your scope, please clearly identify them in your response.

19. We understand the intent of the County is to transfer the facility management responsibilities of the Existing County Courthouse to the DBFOM Team, are these responsibilities expected to be transferred to the DBFOM Team from the County prior or subsequent to the renovations being completed?

**Response** – It is currently the intent of the County to transfer these responsibilities once renovations are completed.

20. Please clarify if it is the County's intent to get an additional 50 years of service life from the Existing County Courthouse after the renovations work is completed.

**Response** – It is the County's intent to get an extended service life through the renovation of the Existing County Courthouse. Should your team feel as though a renovation would provide a limited service life, specifically one less than the proposed project term, please clearly explain why.

21. Please confirm if the County expects to include the price of the Existing County Courthouse renovations within the budget approval and if the County expects to have committed pricing for the renovations at financial close.

**Response** – Yes.

22. Please confirm if “beneficial occupancy of the Project 36 months after award” includes occupancy of the renovated Existing County Courthouse.

**Response** – The 36-month schedule is for the beneficial occupancy of both Phases 2 and 3 as outlined in the RFQ.

23. Section 2.4.4 states “The County will approve the project schedule and anticipates having beneficial occupancy of the Project 36 months after award.” However, the schedule in Section 4.1 indicates an estimated Project Completion in 2019. Please confirm that Section 4.1 should reflect an estimated Project Completion in 2020 to account for the 36 month time period.

**Response** – Based on the schedule provided and a 36-month project duration, project delivery would occur in 2020.

24. What are the ramifications or limits of a company partnering as a sub?

**Response** – Subcontractors are allowed to propose with multiple teams, as long as they aren’t the prime.

25. Does the County have a preferred financing mechanism? Is the County open to tax-exempt bond financing?

**Response** – The County is open to all financing options. However, please review the County’s objective of finding creative alternative financing sources.

26. Is the assumption that the existing design commissioned is the basis for the final design, or is there some sort of design competition as a part of the proposal? Will there be a stipend to defer design costs in the RFP?

**Response** – The design work completed to date has been informative and helpful to the County, specifically with regards to space needs, as well as footprint and layout. The design is meant to be informative but not prescriptive. Stipend has not been determined.

27. Any sort of affordability cap that bidders should be aware of?

**Response** – There is no published budget, the County is hopeful that this procurement will provide a better understanding of the cost of doing the project, while meeting the County’s objectives.

28. Page 8 of the RFQ asks for financial statements, but also ask for performance and surety bonds. In our opinion our financing does not require performance bonds. Do proposers need to provide performance bonds?

**Response** – This RFQ does not require those bonding requirements for submission of a response. The document checklist is a standard County form and only those items checked are needed to submit. Any requirement regarding bonding may be discussed further in later stages of this procurement process.

29. The RFQ now includes the renovation of the existing Courthouse. Will there be more direction in the RFP to address the County's needs there?

**Response** – Yes.

30. Has this delivery method been approved by the County Commissioners?

**Response** - Commissioners have been briefed on this project. The Chairman and the rest of the Commissioners are on board with this method – to date there has been no formal approval and there will not be a formal approval until the County has a final recommendation to present to them.

31. 36-months includes design and construction of the new courthouse and the design and renovation of the existing courthouse, correct? Is there any portion of the renovation that can be done prior to the County moving into the new Courthouse?

**Response** – Yes, there likely is. The County will coordinate renovation timing with the successful bidder.

32. Any asbestos testing or hazardous material report done and available?

**Response** – The County does not believe so. The County will look to find any related reports and provide to bidders, if found.

33. Why did the original procurement cease? What's changed between then and now?

**Response** - The County determined restarting the RFQ process was the best course of action based on the following:

- Sufficient time had passed since the original RFQ;
- An expanded project scope; and
- An opportunity to clarify its objectives and update the project timeline.

34. Chatham County tax certificate requirement, originally a requirement and then waived, is this still a requirement?

**Response** – A tax certificate will not be needed at the time of submittal, but will be needed for the successful bidder.

35. Whether the County is expected to hire a legal advisor? What is the legislative approval required to get to a final approval?

**Response** - Yes, the County will likely hire counsel at some point during the process. To date, County attorneys only have been involved in this project. The County believes the procurement process can be completed within current State of Georgia law as is, but will continue to monitor and look into approvals further as the project progresses.

36. Evaluation criteria, is there any greater weight to any of the criteria?

**Response** – The County will evaluate all of the criteria listed in the RFQ. The County will not weight any one criteria, all will be used in the evaluation of submissions.

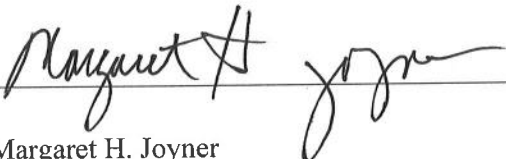
37. Indicated that project would be 36-months once awarded, is there a defined notice to proceed date?

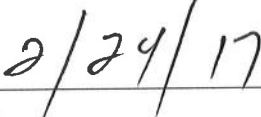
**Response** – There is not a defined notice to proceed date. Based on the schedule provided in Section 4.1 in the RFQ, the County expects that date to occur around August 2017.

38. You mentioned that source of funds for the annual payments had not been identified, but you indicated the County had multiple ways to fund the project. Can you give comfort that the County has the capability to fund this project?

**Response** – The County has confidence in its ability to fund this project and its financial health is demonstrated in its strong credit rating from both Moody's and S&P (Aa2/AA). Due to project delivery not occurring until 2020, County budgeting occurring on a yearly basis, and the specific cost being unknown, the County has not identified a specific source of funds for this project.

THE DEADLINE FOR RECEIPT OF RESPONSES REMAINS MARCH 13, 2017 AT 5:00 P.M.

  
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Margaret H. Joyner  
Purchasing Director

  
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Date