



Date: November 1, 2017

To: All Bidders

From: City of Cocoa Beach

**Subject: Design Build Services for the Cocoa Beach Municipal Parking Structure  
Project No. 958  
Addendum No. One (1)  
RFP: CB17-011**

Please be advised of the following changes/clarifications to subject solicitation. The solicitation is hereby changed accordingly.

**A. Questions Received Prior to Pre-Proposal Meeting:**

1. Can you please clarify what you mean by "UNBOUND" on the RFP newspaper ad notice? One original paper-clipped/rubber banded copy and 5 in binders/presentation folders?

**Correct. The originals from all submissions will be handled separately. The copies may be bound as you stated.**

2. Are we required to use the Attachments and Exhibit Forms as is or can we include the information requested onto their respective tabs?

**Use forms that we provided to ensure completeness of response. You can include any other information you wish.**

3. Can you please supply us all Attachments and Exhibits in word format?

**Use a conversion program to change PDG format to Word format. This answer also applies to the earlier email from Ms. Taylor.**

4. The Scope of Work on the City of Cocoa Beach RFP and the Design Scope on Volume 1 of the Design Criteria vary. Which scope/design would you like us to follow?

**Follow the RFP document. Also, ADG will have a rep @ the pre-proposal meeting. Have your questions ready regarding specific items.**

5. Please clarify if "separate sealed package" referenced on page 26 of 54 on the City of Cocoa Beach RFP applies to the proposal due November 27<sup>th</sup>.

**This is an error in fact on our part. Page 24 states that only the selected firm will provide the GMP.**

6. Please provide a copy of the soils report. The structural design criteria on Page 7 states that a geotechnical study report shall be performed. Will that be performed by the City or the Design-Build company?

**Geotech report has been performed – it has been posted to website.**

7. Please provide a copy of site civil plans that show the new and existing utilities and street improvement existing conditions and new work required.

**Civil engineering is the responsibility of the selected D/B team – no Civil work has been completed as part of the criteria package.**

8. The preliminary plan layout requires 159 feet total length of single side vehicle ramps at 4.76% slope. The total resulting rise will be 7.57 feet, whereas the required rise in the structure is 12'-8" from ground to second level and 10'-8" on the upper floors. Please advise on how that single side ramp system will create sufficient rise between floors.

**The information outlined above is incorrect. The following formulas should be utilized when calculating the rise of the ramp:**

$$\text{tangent } (4.76^\circ) = X \text{ (height gain)} / 158.5 \text{ (first floor run distance)}$$

$$158.5 * \text{tangent } (4.76^\circ) = X \text{ (height gain)}$$

$$13.19 = X \text{ (height gain) Adjust angle accordingly to achieve } 12' - 8''$$

$$\text{tangent } (4.76^\circ) = X \text{ (height gain)} / 128.5 \text{ (second, third floor run distance)}$$

$$128.5 * \text{tangent } (4.76^\circ) = X \text{ (height gain)}$$

$$10.70 = X \text{ (height gain) or } +/- 12' - 8''$$

9. The preliminary plans show a perspective view of the north and west elevations of the structure. Please provide the south and east elevation views. This is important to determine the architectural design characteristics and open air ventilation available for a naturally ventilated garage, particularly on the south elevation which faces the police secured parking.

**The rendering on the front cover of the Criteria Package is for illustrative purposes only (as noted on the inside cover). The design of the Parking Structure is the responsibility of the selected D/B Team. The design is to follow the design of the existing fire station across the street so as to create a Municipal Complex for the City.**

10. Parking stalls are measured to the inside face of crash walls at the perimeter of the garage. The preliminary plans do not indicate the thickness of the exterior crash walls. Please advise of wall thicknesses needed to achieve the parking layout shown.

**The selected D/B Team is responsible for all engineering, including structural engineering, required to design and document the building. The Criteria Documents show the intent of the design only.**

11. Concrete columns are shown as encroaching into the 18 foot depth of the parking stalls. Can this be done and the space affected still qualify as a full size space?

**The selected D/B Team is responsible for the design and document the building. The Criteria Documents show the intent of the design only.**

12. The plans show 3 shower stalls at the Men's and Women's restroom areas. The specifications call for 4 shower stalls each. Confirm which is required, and if we have restroom layout design flexibility to achieve 4 stalls if required.

**The plans show three (3) shower stalls and one (1) ADA stall at the end.**

13. The electrical design criteria states that the Design-Build contractor shall consider implementation of solar voltaic cells to power the building. Will that only require conduit for future installation of a solar system?

**The selected D/B Team is responsible for the design and document the building. The Criteria Documents show the intent of the design only. The City requests that the D/B Team research and include the use of solar voltaic cells as part of the design.**

14. The RFP document identifies the parking structure as having a capacity of 250 spaces, but the design plan details 300 spaces. Confirm that the fourth half level is an alternate add to the scope to increase capacity from 250 to 300 spaces.

Thanks

**Correct, the fourth level is an alternate. Please see Longitudinal building section.**

**B. Questions Received at the Pre-Proposal Meeting:**

1. Please clarify page 13 RFP work product—schedule and fees;  
**This should state 'work product' only. The schedule and GMP will be determined during the design process by the selected D/B Team.**
2. We're looking for design firm to complete design and ask for Guaranteed Maximum Price (GMP)  
**We understand that a GMP cannot be formulated based on the documentation. The GMP will be determined during the design process by the selected D/B Team.**
3. Can an attendee of the pre-proposal meeting represent more than one firm?  
**Only the contractors in this room can bid on the project. Subconsultants are allowed to be on multiple teams.**

**Cocoa Beach Municipal Parking Structure**

**Design Build Services**

**ADG Project No. 958**

11.01.2017

Page 4

4. There is a reference to local preference in the RFP.

**The City cannot give local preference if grant money is involved, which is the case for this project. Please refer to the grading criteria outlined in the RFP.**

5. Will the Revit model be made available to the RFP respondents?

**No.**

6. Who's on selection committee?

**City Manager James McKnight, Commissioner Mike Miller, Robert Torres, Wayne Carragino, Melissa Byron, and Randy Stevenson**

7. Will the City provide construction administration services?

**The City will have a representative to provide Construction Administration services during construction.**

8. Is there a gag order for this project?

**Yes - do not contact anyone from the City regarding this project, including representatives of Architects Design Group (criteria architects). The only person that you are allowed to contact is the City Manager, James McKnight, as outlined in the RFP.**

**C. Final Comment:**

Only written questions answered in writing by formal Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Please remember that you are to base your proposal on the original solicitation package plus and (and all) subsequent Addendum (or addenda) issued.