

CHATHAM COUNTY PURCHASING DEPARTMENT

ADDENDUM NO. 1 TO RFP 15-0001-1

**FOR: REQUEST FOR STATEMENTS OF QUALIFICATIONS FROM  
DESIGN/BUILD/FINANCE/MAINTENANCE TEAMS FOR THE CHATHAM COUNTY  
TRIAL COURT BUILDING**

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**Please see answers below to questions received to date. Please note the deadline for receipt of Statements of Qualifications has been extended to June 9, 2015 at 5:00 p.m.**

- Q. Confirm that all costs of financing, both during the construction period and over the term of the agreement are to be included in the project "lease" payments?
- A. Yes
- Q. Will there be liquidated damages for late completion?
- A. The P3 agreement will be negotiated and the completion date agreed upon.
- Q. Does the County anticipate that all costs related to the maintenance and life cycle events are to be included in the lease payments at an amount to be established during the RFP phase?
- A. Yes
- Q. Who (i.e. County or Proposer) will be held accountable for cost of maintenance and life cycle that exceeds the budget established during the RFP phase?
- A. The proposer will be at risk for the cost of maintenance and life cycle costs. Therefore, the contractor will have the incentive to build for longevity and low maintenance costs.
- Q. Will the evaluation criteria in the RFP phase be based on the net present cost of the Lease payment, inclusive of maintenance and life cycle, or will maintenance and life cycle costs flow through to the County to be paid as additional rent on top of the lease payment. I.E. who has the risk for budget shortfalls? Including all facility related costs in the annual payments ensures the DBFM team designs for long term operating efficiency as opposed to lowest first cost.
- A. The DBFM team will be at risk for budget shortfalls. The County contemplates a lease agreement that includes all maintenance and life cycle costs.
- Q. Can the County advise its intent for performance expectations? For example, if the maintenance is poorly performed, resulting in substandard conditions such as lights not working, or temperatures outside of agreed ranges, will the County apply deductions to the Proposer?
- A. This will be considered and agreed upon during contract negotiations.

- Q. If certain aspects of the courts are not available, will the County abate lease payments or reduce payments to the Proposer.  
A. This will be considered and agreed upon during contract negotiations.
- Q. Can a company, e.g., be on multiple proposer teams?  
A. There is nothing to preclude a company from being on more than one team.
- Q. Has the county established a cap on its lease payments?  
A. At this time, the County has not established any cap.
- Q. What does the \$65,000,000 budget number include?  
A. Does not include future maintenance but does include architecture and FF&E.
- Q. At what stage are the plans?  
A. The plans are ready to develop construction documents.
- Q. What is the anticipated term of the contract?  
A. The County would like to have a 30 year term with buyout options at various intervals.
- Q. Is funding currently available for the lease payments?  
A. Funding has not been determined however the County is looking at various means to fund.
- Q. Has the design been approved by the Historic Review Board?  
A. Yes
- Q. When will the County make the plans available?  
A. The plans will be made available to the pre-qualified DBFM teams.
- Q. Will the County deed the property to the selected team? Has the property been appraised?  
A. The County anticipates deeding the property to the successful team subject to the advice of the County Attorney. The County does not have an appraised value at this time.
- Q. Is the County looking for a 30 year fixed lease?  
A. Yes
- Q. Are there any environmental issues?  
A. Not that we are aware of.
- Q. Would we be looking for maintenance of the entire facility or just new building?  
A. New building only.
- Q. Does the project include demolition of old jail?  
A. Yes

- Q. Does the County have legal and financial advisors? Does the County have a judicial consultant?
- A. The County has a financial advisor – PFM of Atlanta. We anticipate hiring a legal advisor. Our judicial consultant has been Crystal Cooper, Courts Administrator for Chatham County.
- Q. What is the time period for pre-qualifying teams and when do we expect to issue the RFP for Phase II.
- A. We expect to issue the RFP in July of 2015 and seek Board approval of a P3 agreement prior to year end.
- Q. We would like to better understand the audience who will be reviewing the RFQ responses. Specifically, who will be on the review panel?
- A. The County will not provide information on the review panel at this time.
- Q. Attachment C contains a number of disclosure requirements but does not specify how far back (i.e., number of years) the disclosures must go. Some RFQ respondents have been in business for several decades; including disclosures for events that may have occurred a long time ago seems neither relevant nor practical for the Chatham County Courthouse project. On other public proposals, we have typically been asked to provide a three year history. Will the County please clarify its time frame?
- A. The disclosure may be limited to the previous 10 years.
- Q. Forms and Requirements. Item 8 – Management Team contains seven key team roles, will the County please clarify how it defines / characterizes each role, with special focus on the following:
- Project Manager
  - Project Accountant
  - Superintendent
- A. The Respondent should define their management team and their roles. If these do not apply, they may be omitted.
- Q. Page 1 of the RFQ indicates that the Contractor must supply a copy of their Tax Certificate from their location in the State of Georgia. General Conditions Section 2.5 on Page 6 requires the tax certificate be from Chatham County unless otherwise specified. Must the County Tax Certificate be from Chatham County?
- A. The tax certificate may be from any county or municipality located within the State of Georgia.
- Q. Our team will be forming a special purpose entity as the “Proposer” on this project which includes a joint venture. Is our new entity (the “Proposer”), and solely our new entity, required to provide a County Tax Certificate? If not, which type of individual team members are required to provide a county tax certificate? Page 1 of the RFQ states the tax certificate is to be provided by the Contractor, which in our case will not be the “Proposer”.
- A. The new entity will be required to provide a tax certificate.


- Q. Does the RFQ require only the "Proposer" to complete and submit Required Forms - RFQ Attachments A through G? If not, which type of individual team members are required to complete Attachments A through G?
- A. All of the partners in the "special purpose entity" should complete the attachments. Subcontractors would be excluded.

Please note there may be a multi level interview process during the DBFM Team selection process.

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**BID DUE DATE HAS BEEN CHANGED TO  
5:00 PM on June 9, 2015.**

  
MARGARET H. JOYNER  
PURCHASING AGENT  
CHATHAM COUNTY