

CHATHAM COUNTY PURCHASING DEPARTMENT

ADDENDUM NO. 2 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 16, 2015 at 5:00 p.m.

- 1) Please confirm that the RFQ is (and RFP will be) in compliance with the Dodd Frank Municipal Advisor Rule, including that the County is or will be represented by a registered municipal advisor with respect to this Project or will meet the exemptions so it does not require such an advisor.
 - A. Chatham County will have its own advisors and will be in compliance.

- 2) Have any legal, technical or financial advisors been retained? If so, who are the advisors?
 - A. The County has a financial advisor – PFM Group of Atlanta. Other advisors will be retained as needed.

- 3) Are there any conflicted parties (i.e., parties which respondents should not contact)? If so, who are these parties?
 - A. Proponents should not contact any elected officials or staff other than the contact listed in the RFP.

- 4) Regarding the submission of financial statements under Part B- Section 5– Financial Strength, can the County please clarify the definition of "major team members" and how many years of financial statements are required to be submitted?

- A. At a minimum, major team members would consist of the proposed general contractor, developer, architect and engineers. The County would like to have three years of tax returns for major team members.
- 5) With the time extension of the RFQ submission, can the County provide an updated the time period for pre-qualifying teams and when it would expect to commence Phase II?
- A. We would anticipate the evaluation process for the RFQ's to be completed by late summer and then developing the RFP schedule.
- 6) Our "DBFM Team" is an unincorporated bidding consortium, which comprises a number of firms. Two of these firms will, upon selection of our team as Preferred Proponent, establish a "special purpose entity" to enter into the P3 Agreement with Chatham County. Could you please specify whether with "partners in the 'special purpose entity" the shareholders/ partners in the project company that will enter into the P3 Agreement are referred to or whether other members of a "DBFM Team" are also required to complete and submit Required Forms?
- A. The lead firms should submit the required forms. The County may request additional information as needed.
- 7) In section 3.3 of the RFQ, question B.5-Financial Strength, asks for financial statement from all major members of the team. Will an audited statement with a balance sheet only suffice?
- A. The County would like to receive three years of financial returns.
- 8) 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. At this point in the process, please provide a tax certificate for the team members who have such a certificate. The need for a tax certificate for a "new entity" will be considered at a later date. Qualification proposals submitted will not be rejected based on a lack of a tax certificate.

9) On page 17 of the RFQ, Item 7 Experience, Third Bullet – Is this question intended for construction only on public property, and what details of construction on public property are required in this response?


A. The purpose of this question is to determine the entity's experience with constructing a building on public property and how this is normally structured i.e. with a ground lease, purchase of property which would revert back to the County or some other arrangement.

10) On page 18 of the RFQ, Item 9 Project Approach, Fourth Bullet – Are there any stated local and/or MWBE goals for this project?

A. The County desires local and MWBE participation on this project and requests the respondent to indicate their intent to utilize local, minority and woman owned businesses. The respondent's past record in this area may be provided as an indication of the entity's commitment to this end.

11) On the last page, last question of Addendum 1 regarding the Required Forms – Please clarify what is meant by the “special purpose entity.”

A. This term was used in one of the potential respondent's questions. Others have called this a “new entity” created for the purposes of this project. There will necessarily be a single legal entity with whom the County will contract. The proposed legal entity, its structure and membership will be an important consideration in the award of any P3 agreement.


Margaret H. Joyner


Date