



OFFICE OF PROCUREMENT SERVICES  
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### **ADDENDUM NO. 1**

**Date: September 30, 2010**

**BID / RFP No. 11-0203**

### **Construction Manager at Risk, Continuing Contract**

The purpose of this addendum is to provide additional general information regarding the solicitation, a list of those attending the pre-proposal conference, and a summary of the information and clarifications provided during the course of the meeting. The attendee lists are attached, and the summarized questions/answers are set forth below. Please note that there is no change to the Request for Proposals other than any change specifically noted below, and that it is confirmed that the due date for proposals remains unchanged. **Respondents shall acknowledge receipt of this addendum by completing this form and returning it with the response. Failure to acknowledge this addendum may preclude consideration of the bid proposal award.**

#### 1. Additional General Information:

- Vendors are advised that the City of Tavares has expressed interest in using the contract structure that the County intends to award under this solicitation. Other County public sector entities will be surveyed in this regard. Lake County is not yet committed, but will give serious consideration, to inclusion of such entities within the award structure with the understanding that each entity will be fully and solely responsible for its own individual project effort.
- Given the above potential, and to ensure flexibility in the award process, the references to “up to three (3)” awardees in section 1.1 and the “Background” portion of Section 2 of the solicitation are hereby changed to read “multiple” awardees.

#### 2. Pre-Proposal Conference Summary

##### General confirming statements by County representatives:

- RFP 11-0203 for Construction Manager (CM) Services on an on-call basis is a follow-on to a recent RFP that could not be taken to award due to pricing-related issues. There are relatively few changes in the new RFP, and all of those changes are intended to eliminate any potential for recurrence of the previous pricing issues. The primary direction is to carefully review the language regarding inclusion of costs within the construction management fee percentage, and to immediately request any clarification that may be desired or required.
- The solicitation is structured as a Request for Proposals (RFP). As such, relative pricing will be used to develop competitive ranges, but may not necessarily be used as the sole determining award factor. In fact, the evaluation process will be based on certain elements of the CCNA evaluation process as technical factors will be predominant in the award recommendation.
- It was reiterated several times that any questions or concerns that involved inclusion or exclusion of any category or type of costs from the proposed construction management fee percentages should be addressed at the meeting or in writing as soon as possible thereafter. Vendors were strongly advised to make no assumptions in that regard, but to get full clarification or confirmation from the County.

**Question 1: Did the primary issue that kept the previous RFP from award involve inclusion of supervision and labor costs in the Construction Management fee percentage?**

Answer: Yes. This has been addressed by more definitive language within the new RFP. There was also a related issue regarding duration of project and related impact on supervision and labor costs. This has been resolved by inclusion of various project timeframes in the pricing section of the new RFP.

**Question 2: What entries are required in the pricing section of the RFP for pre-construction services?**

Answer: None. That is to remain "TBD" (to be determined) as stated in the RFP. Cost for such effort will be developed on a project-by-project basis as such projects are identified and designed.

**Question 3: Are there funded projects currently intended for assignment under the resulting contract?**

Answer: Yes

**Question 4: Are there specific experience factors beyond those listed in the RFP?**

Answer: No. However, fire station and health clinic projects are candidate projects for service under the contract, and specific experience in those regards may be naturally viewed during the course of evaluation as points of differentiation among closely ranked vendors.

**Question 5: Will the County identify relative point quantities to be assigned to evaluation factors.**

Answer: No. The County does not use a "scored point" evaluation process.

**Question 6: There were several inquiries regarding which projects would require full-time supervision and which would not.**

Answer: The County stated that projects which did not necessarily involve on-site temporary office costs as an accepted general condition cost would generally not require assignment of a full-time supervisor. The County elected not to further define such need on a project cost basis.

**Question 7: A vendor stated that certain elements of the pricing table represented unrealistic circumstances (ie; a \$100,000 job extending over a ten month period), and asked if the County would consider "blocking out" such pricing entries in the price table?**

Answer: No. All entries should be completed to ensure flexibility to all circumstance. Vendors were advised that all entries would be evaluated for reasonableness and realism.

**Question 8: A vendor asked if pre-construction services costs were to be included in the construction management fee, and if the specific negotiated price for such services under a given project would be paid in the event the project itself was not constructed?**

Answer: Yes, and yes, as stated in the RFP.

Firm Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Typed/Printed Name: \_\_\_\_\_

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DISTRICT ONE  
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DISTRICT TWO  
ELAINE RENICK

DISTRICT THREE  
JIMMY CONNER

DISTRICT FOUR  
LINDA STEWART

DISTRICT FIVE  
WELTON G. CADWELL

**LAKE COUNTY OFFICE OF PROCUREMENT SERVICES  
SIGN-IN SHEET**

Project Title: Construction Manager at Risk, Continuing Contract

Opening Date: October 13, 2010 3:00

Project Number: 11-0203

Pre-Proposal Date: Oct 29, 2010 1:30

Purpose of Meeting: Pre-Proposal Meeting

C.O.: Barnett Schwartzman

NAME	COMPANY NAME	ADDRESS	PHONE/FAX	E-MAIL
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Richard Murgas	Mulligan Constructors	3401 Jewelard Rd Orlando	407-654-6523 (F) 407-654-1597	murgas@mulligan-constructors.com ✓
Kyle Brunum	CEM Enterprises	1757 Beulow Court Appleton FL 33411	407-884-9148 407-884-2972	kb@cemdlc.com ✓
MARK COYNE	PAT COX CONSTRUCTION	1804 MANATEE AVE BRADENTON, FL 34508	941 749 1959	mark@patcox.com ✓
Mike Shridge	Shridge Const	521 SW 12th Av Orlando, FL 32811	352-351-0027 352-351-0651	mshridge@shridgeconstruction.com ✓
Sarah Taitt	BOC			staitt@lakecountyfl.gov ✓
JERRY SELL	T&G CONSTRUCTORS	8623 Commodore Cir. Orlando, FL 32819	407-514-3811 407-352-0778	jsell@tandg.com ✓
SCOTT BISSELL	TAVEN BUILDERS, LLC	2531 NW 35th St. Orlan, FL 32815	352-629-0371 352-690-6335	sbissell@tallenbuilders.com ✓
Barnett Schwartzman	LCBLC			

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NAME	COMPANY NAME	ADDRESS	PHONE/FAX	E-MAIL
Rachelle Jomans	GATES Butz	27599 Avenida del Bnd 9942 Curran Dr Orlando FL 32819	834-253-1948 834-444-3320 813-635-1032	Rjdomans@gatesinc.com
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MARK STRAUER	EXETERSON CH	400 HARVEST ST. LEESBORO, FL	852 483 5006	MARK@EXETERSON.COM
Kenny Henry	Acstate Construction		813 318 1677	KHENRY@ACSTATECONSTRUCTION.COM
STEVE BRUBE	PP/CPC, LLC	200 E. PALM VALLEY DR ORLANDO, FL 32765	407.359.1660	SPG@ppc.com
JEFF SHERMAN	SBS, Inc	6017 GLENVIEW DRIVE W. 34787	407-577-1108	JSHERMAN@SOUTHERN BUILDING SERVICES.COM
Jeff Suberman	Ruby Builders	3939 Silver Star Rd Orlando FL 32809	407-253-8214 407-253-6491	JeffSuberman@rubysbuilders.com
Joseph Collins	P.L.L.A.R. CONSTRUCTION	1312 Courner St Clermont, FL	352-394-1032 352-394-1794	JOSEPH.C@P.L.L.A.R.CON.COM
Amy Bitterling	Ajax Building Corp.	540 S. Highway 27 Clermont, FL 34715	352-243-7616 352-394-6365	Abitterling@ajaxbuilding.com



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NAME	COMPANY NAME	ADDRESS	PHONE/FAX	E-MAIL
Rick Ronck	Litkebelman Const	1830W. Crystal Lake Dr Lakehurst, IL 33801	863-666-3595 863-668-9529	RickR@litkebel.com ✓
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Richard LeBlanc	LC Fac.		742-6515	rleblanc@lccountyfl.gov
Sandra Rogers	LCBCC			