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Dr. Jon R. Prince

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October 20, 2025

TO: All Prospective Proposers
FROM: Kim Albritton
Director Financial Operations
RE: RFQ 26-04

ADDENDUM 1 TO RFQ 26-04

This addendum is issued as a part of the aforementioned RFQ. The changes incorporated herein are an amendment to and supersede those conditions shown in the original solicitation. The Proposer shall acknowledge receipt of this addendum by signing this form and returning with their submittal. Failure to do so may subject Proposer to disqualification.

The below is changed as follows:**SECTION 4****A. Schedule**

The following dates and activities identify proposed project schedule milestones (subject to modification by the School Board):

Recommendation of Selected Firms	December '24/January'25 <u>December '25/January '26</u>
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Q1. Has an Architect been selected for the project?

A1. The District is in negotiations with the Architect (Spiezele).

Q2. What is the expected timeline for final completion and move-in?

A2. The project will need to be substantially completed in the Spring of 2028 (April 30th) immediately followed by move-in and be fully operational in August 2028 for the start of the academic year.

Q3. Please confirm the overall acreage of the existing site?

A3. The total SLPS parent parcel currently contains +53 AC, however the project will be constructed on approximately + 15.5 AC within the overall parcel.

Q4. Should the GC's assume that this is a balanced site regarding import and export fill?

A4. No, the District is currently working with South Florida Water Management on what will be needed as for retention and filling areas currently used a retention.

Q5. Please confirm if FF&E and Kitchen package is provided by St. Lucie Schools?

A5. FF&E will be handled by the District. Kitchen will be handled by CMAR.

Q6. Please clarify the shade pavilion's? Is there a shade structure above all three playgrounds and the multi-purpose court?

A6. The proposed shade structure is a single centralized pavilion type structure which will oversee the three adjacent playground areas.

Q7. I just wanted to verify that Section G. Volume of Previous Work is not a required section that needs to be uploaded with our submissions.

A7. Correct, nothing needs to be uploaded.

Q8. Is a Bond is required for this project?

A8. Yes, please see bond requirements in the CM_Master_Agreement_9-30-25 file posted with the solicitation. A bid bond is not required to submit a proposal.

Q9. Is there a requirement for this project to be a shelter?

A9. No, the EHPA requirements will be removed from this school.

Q10. Will the existing chiller plant be expanded?

A10. No, we plan to remove two other sites from the existing chiller plant. However, a temporary chiller may be needed during construction for the new school.

Q11. What is the currently planned expansion/rebuild for 13th street (plans with City)?

A11. The driveway will align with Nebraska to coordinate with planned upgrades to the traffic signals at that intersection.

Q12. Are as-builts available?

A12. Yes, once the firm is selected, they can be shared.

Q13. What will happen with any existing water lines?

A13. Existing utilities will need to be modified as required to allow for the construction of this project. Utility work will need to be phased to ensure services to occupied campuses are not disrupted. This includes chilled water, potable water, storm drainage, natural gas and sanitary sewer systems.

Q14. What are the potential (if any) neighborhood impacts to the residents on 11th street?



A14. Construction access will be on both 11th and 13th street. The District plans to host town hall meetings with residents and families.

****** RFQ DUE DATE IS OCTOBER 30, 2025, 3:00 P.M... ****.**

Name (Please Print)

Company Name

Signature (Authorized Representative of Company)

Date

Failure to file a protest within the time prescribed in s. 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes. (Note: Florida Statutes 120.57(3) and School Board Policy 6326 contain entire procedure for filing).

