



November 12, 2024

TO: All Prospective Proposers

FROM: Kim Albritton
Director Financial Operations

RE: RFQ 25-08

ADDENDUM 1 TO RFQ 25-08

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.

Q1. Can you please define the word “similar” as noted in Section G of previously work (page 11)?

A1. All CMAR (Construction Manager at Risk) work is included.

Q2. Does similar work referenced in Section G include previous continuing service work only or all work contracted by construction manager and District?

A2. All Construction Management work.

Q3. What the District is referencing as similar in Section G have a dollar value associated with it (for example 7.5 million threshold)?

A3. No thresholds, all Construction Management work is included.

Q4. Can you please define prior 36 months? Does time start at award and end once project is completed then 36 months after?

A4. Thirty-six (36) months back from due date of the Request for Qualifications. Work would include paid, encumbered (PO issued) and awarded (not under contract yet). The dollar amounts are calculated on what has been paid, encumbered (yet to be paid) and awarded only during the previous 36 months.

Q5. The specific question is related to current teaming agreements that are currently under contract with the SLPS. Based on the Percentage-method, is it fair to assume that the “partnership percentages”, which clearly define the fees, will be used to accurately calculate the “Total Dollar Value”?

A5. Work awarded under a team or partnership agreement will be allocated under Item G based on percentages defined in executed agreements between the two companies using the GMP (Guaranteed Maximum Price) amounts. If executed agreements are not available, the proposed percentage in the RFQ response will be used. The calculation will be as follows: (percent of project x GMP) = Volume of Work. Any team or partnership projects will then be added to vendor’s other projects for a Total Volume of Work (Section G).

Q6. From the school district website, we counted about 40-plus schools/charter school buildings, and multi-purpose facilities, would you provide an accurate count on the total number of schools, year built, and total square footage under the roof?

A6. Please see attached SLPS Facility List.

Q7. As standard regulation by the state for the school tax budget spending, they require an initial deferred capital projects assessment report (usually should be completed by a professional firm to determine the priority level of each school urgency, type, value \$, etc. is the district completed this report or there is any data can be used as a benchmark to structure an accurate assessment and data, including the total value?

A7. The Capital Projects Assessment Report is not applicable for CMAR Continuing Services.

Q8. We assume that 40-plus schools are spread within a 5-mile radius, is our assumption accurate? For 2 zones layout purposes.

A8. The schools are spread throughout the county, which is approximately 600 square miles.

Q9. Regarding the asbestos and lead, would you highlight if any of the schools might have traces or old contaminated materials, tiles 9x9, paints, window steel cages, ceilings, pipes, etc.?

A9. SLPS has asbestos reports for each site, which will be provided to the contractor on a per project basis.

Q10. Any major underground works need to be updated,? including sewer lines, storms, underground piping, telecommunications, and fiber optics.

A10. RFQ 25-08 is for continuing services for Construction Managers, which may include projects that require underground utility work.

Q11. Just to verify the contract term is one year (potential to renew one more year)? the service value is \$7.5 million per year, for 2 construction management firms. That includes the team/staff services and management program, (all projected works \$ values, are under the district's separate budget, including the design supply, and build.

A11. The contract term is for one year with the option to renew up to two additional years. The \$7.5m threshold is maximum budget amount for each project, which includes all soft cost, consultants, and contractors expenses.

Q12. Would you say the district prefers the design supply, and built / or value engineering? The reason I am asking, we had several situations from the school board still prefers the value engineering project model.

A12. SLPS uses the CMAR delivery method, which may include preconstruction and construction management services.

Q13. For asset management and storage, would the district allow the contractors to store the new materials and equipment related to the job at the district warehouse, or the contractors need to provide their own storage facilities?

A13. SLPS will evaluate material and equipment storage on a per project basis.

Q14. Regarding the new construction, would you say (new)is adding to the existing building or a completely new construction building or buildings?

A14. New construction may include adding to the existing building as well as a completely new building.

Q15. Is the proposed construction management firm subject to coordination with the state school tax auditor? Or limited to the school board only?

A15. The awarded CMAR firm is subject to all state requirements and may be audited.

Q16. Most of the fieldwork will be completed during the whole school year (12 months) or just limited to the summer, or depending on the size of the project and work involved?

A16. SLPS will evaluate scheduling the work on a per project basis and may include work during the school year on occupied campuses.

****** RFQ DUE DATE IS November 21, 2024, 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).



SLPS - Facility List

SCHOOL	Location	Age	Capacity	#Bldgs	#Stories
Alappattah Flats K-8 (APF K8)	12051 Copper Creek Drive, PSL	2007	1,748	5	3
Bayshore Elementary (BSE)	1661 SW Bayshore Blvd, PSL	1987	891	1	1
Chester A. Moore Elementary (CAM)	827 N 29th St, FP	1958	805	1	1
Creative Arts Academy of St. Lucie (CAST)	1200 Delaware Ave, FP	1914-2024	886	5	3
Dale Cassens (DCS)	1905 S 11th St, FP	1988	500	11	1
Dan McCarty Middle (DMMS)	1201 Mississippe Ave, FP	1954-2001	1,260	8	2
Fairlawn Elementary (FLE)	3203 Rhode Island Ave, FP	1949	713	5	1
FK Sweet Elementary (FKS)	1400 Ave Q, FP	1956	777	6	1
Floresta Elementary (FLO)	1501 SE Floresta Dr, PSL	1981	741	1	1
Forest Grove Middle (FGM)	3201 S 25th St, FP	1991	1,067	7	2
FP Central HS (FPC)	4101 S 25th St, FP	2007	2,453	5	2
FP Westwood HS (FPW)	1801 Panther Lane, FP	2025	2,000	3	2
Marine & Ocean Academy (MOA)	5801 Old Dixie Hwy, FP	2005	300	-	-
Garden City Elementary (GCE)	2202 Ave Q, FP	1962	727	-	-
Lakewood Park Elementary (LPE)	7800 Indrio Rd, FP	1980	961	3	1
Lawnwood Elementary (LWE)	1900 S 23rd St, FP	1960	825	10	1
Legacy HS (LHS)	19505 Crosstown Parkway, PSL	2024	2,000	3	2
Lincoln Park Academy (LPA)	1806 Ave I, FP	1952-2011	1,996	10	2
Manatee K-8 (MAN)	1450 SW Heatherwood Blvd, PSL	1990-2010	1,849	10	2
Mariposa Elementary (MPE)	2620 SE Mariposa Ave, PSL	1990	1,002	7	1
Morningside Elementary (MSE)	2300 SE Gowin Dr, PSL	1980	752	1	1
MOSAIC	N/A	-	-	-	-
Northport K8 (NP K8)	250 NW Floresta Dr, PSL	1985	1,665	3	1
Oak Hammock K-8 (OH K8)	1251 SW California Blvd, PSL	2005	1,693	6	2
Palm Pointe K-8 (PP K8)	10680 Avademic Way, PSL	2008	-	6	2
Parkway Elementary (PWE)	7000 NW Selvitz Rd, PSL	1989	765	1	1
Performance Based Academy (PBA)	2909 Delaware Ave, FP	2004	151	1	1
Port St. Lucie High School (PSL HS)	1201 SE Jaguar Ln, PSL	1989	2,258	10	1
Rivers Edge Elementary (REE)	5600 NE St. James Dr, PSL	1995	890	7	1
Sam Gaines Academy K-8 (SGA)	2250 S. Jenkins Rd, FP	2007	1,666	6	2
Savanna Ridge Elementary (SRE)	6801 Lennard Rd, PSL	1998	739	1	1
Southern Oaks Middle (SOM)	5500 NW St. James Dr, PSL	1996	1,154	8	1
Southport Middle (SPM)	2420 SE Morningside Blvd, PSL	1991	1,200	7	2
St. Lucie Elementary (SLE)	1800 S 13th St, FP	1996	818	7	1
St. Lucie West Centennial (SLW HS)	1485 Cashmere Blvd, PSL	1998	2,681	22	1
St. Lucie West K-8 (SLW K8)	1001 SW Juliet Ave, PSL	2006	1,836	8	1
Treasure Coast High School (TCHS)	1000 SW Darwin Blvd, PSL	2006	2,389	5	2
Village Green Elementary (VGE)	1700 Lennard Rd, PSL	1986	545	1	1
Weatherbee Elementary (WBE)	800 E Weatherbee Rd, FP	1996	739	1	1
West Gate K-8 (WG K8)	1050 NW Cashmere Blvd, PSL	2006	1,710	6	2
White City Elementary (WCE)	905 W 2nd St, FP	1927	637	5	2
Windmill Point Elementary (WPE)	700 SW Darwin Blvd, PSL	1985	1,206	4	1
District Office	9461 Brandywine Ln, PSL	2018		-	-
ECC Transportation				-	-
NCC Transportation				-	-
SCC Maintenance	329 NW Commerce Park Dr, PSL			-	-
			48,995	217	

- Formerly Ft Pierce Magnet School of Arts
- Also known as Indian Hills
- Shares site with North County Compound
- Satellite campus for FPW made of hybrids

- No Students
- High School and Middle School
- Distant Learning
- FAU Laboratory School

- Currently under construction
- Located on site of PSL HS
- No Students
- Located on site of Performance Based