



CHEROKEE COUNTY BOARD OF COMMISSIONERS
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ADDENDUM TWO

Solicitation Number: 2023-001
Solicitation Name: Design Services – Arts Center Renovation
Addendum Release Date: February 27, 2023

Prime Bidders/Proposers acknowledge the receipt of this Addendum by inserting the number and date in the appropriate position on the Proposal Form. Failure to do so may subject the Bidder/Proposer to disqualification. This Addendum is a part of the Contract Documents. It modifies them as follows:

1. It was stated at the site visit meeting that all work would be confined to the exterior of the building. However, to create an Architectural Design Building Code & Life Safety Plan will require documenting interior conditions as well as exterior. Kindly clarify this requirement and the expected scope of the deliverable.

Answer: A life safety plan is not required for this stage of the project. Both the building official and fire plans reviewer will not need to have a life safety plan submitted for this project. Please use International Building Code, 2012 edition for any code references.

2. Is the documentation to create a Building Shell Floor Plan limited to the exterior footprint on the site, or will it include wall thicknesses and other documentation that will require access to the interior of the building?

Answer: no documentation is needed nor is a Building Shell Floor plan required for this project.

3. (Continued from 2 above) If greater than just the exterior footprint, will additional plans be required for each floor indicating window, doors and other openings?

Answer: No.

4. To create a roof plan and details for the new roof, will an updated structural review of the current roof conditions, including access and inspection of the attic space be required as part of the scope of services?

Answer: An updated structural review of the roof was conducted by Nova Engineering and is included in the Nova documents. Any additional need for your review and access of the roof can be done at your convenience.

5. Is it intended that the scope of work will include a 3D Laser Scan of the building to accurately document the building to create the Exterior Building Elevations?

Answer: No.

6. (Continued from 5 above) Are the Building Elevations required as deliverables to be used for the sole purpose of this renovation project (e.g. repairs and suggested modifications to prevent water infiltration)?

Answer: Yes.

7. Kindly clarify the requirement for the Building Section and Typical Wall Detail. It was suggested at the meeting that this will not be a requirement for this Scope of Services inasmuch as the scope of work is confined to the exterior of the structure.

Answer: This is not needed for this stage of the project.

8. Is it the intent that the Three-Dimensional Concept Drawing will illustrate the revisions to the steps at the front entry and the revisions to accommodate ADA accessibility?

Answer: It is the intent that we are able to permit, through the use of construction documents, any proposed work to the building.

9. (Continued from 8 above) What other architectural aspects would be desirable for this drawing?

Answer: Only what is requested as part of the scope of services section of the RFQ/P (page 8).

10. (Continued from 8 above) It is understood that landscaping will not be a part of the site design work (Please confirm).

Answer: Landscaping will not be required in this stage of the project.

11. Beyond the revisions to the front steps, the ADA access modifications, and replacement of the exit stairs, what is the expected scope or conclusions of the Architectural Narrative beyond the repair and maintenance aspects of the project?

Answer: Only the current scope of services outlined on page 8 of the RFQ/P.

12. It is understood that the Civil Engineering Site and Utility Plan will focus on the site and parking revisions to include ADA spaces. Beyond that, is it expected that a full site plan locating all the exterior mechanical services and other site elements be included?

Answer: No.

13. (Continued from 12 above) If so, to what level of detail beyond the site survey?

Answer: N/A.

14. The stormwater and erosion management design scope is understood. What additional conceptual information might be expected or desirable in the Civil Narrative beyond the description of those elements and the parking aspect of the project?

Answer: Only what is requested as part of the scope of services section of the RFQ/P (page 8).

15. Is the building on the National Register of Historic Places?

Answer: No.

16. Nova Report identified the existence of some hazardous materials such as lead paint and asbestos on the property. Will the County remediate the hazardous materials if necessary?

Answer: Yes.

17. We understand water & sewer are by the City, but the project will be permitted through Cherokee County (not the City). Is this correct?

Answer: Yes.

18. Is landscape design scope required by the Architect/design team?

Answer: No.

19. This project scope is focused on exterior work. So, if the exterior wall needs work, address the exterior side/surface of the wall (not the interior side of the wall). The interior side will be addressed as part of the future interior scope of the work project?

Answer: Correct.

20. Is ADA parking on site required?

Answer: No.

21. Please clarify/separate submittal requirements identified in section V. Submittal Instructions (on page 6 of 8) of the Request for Qualifications into Phase I and Phase II requirements.

Answer: A revised version of page 6 of 8 of the RFQ/P is attached as part of this Addendum.

22. Recent financial condition is required under Section III.A.3, and the last 2 years of the firm's financials are also required under Section III.C.1. This appears to be the same info for both sections. Is that correct, or do we provide it under both sections?

Answer: Thank you for catching. Section III.A.3 "recent financial condition (gross sales, general profitability)" should be removed from Section III.A.3 and included as part of Section III.C.1. "Adequate Financial Capacity".

23. Will the county provide a topographic and utility survey to the architect as an addendum to this RFQ/P?

Answer: A CAD version (.dwg) is attached as part of this Addendum.

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