



Garland Independent School District

December 11, 2018

ADDENDUM #1, RFQ# 361-19,
Facilities Condition and Education Assessment (FCEA)

This addendum forms a part of the solicitation documents, modifies the original document as indicated in this Addendum 01 and is hereby made part of any pursuant award. Acknowledge receipt of this Addendum below and include in the bid package submittal documents. Failure to submit the acknowledgement of addenda will be used as an evaluated factor.

*AS A REMINDER, THE SUBMITTAL DATE FOR THIS RFQ IS **10:00 a.m. local time, December 18, 2018** at the Garland ISD Purchasing Construction Bond Department, Marvin Padgett Auxiliary Services Center Building, 701 N. First Street, Garland, Texas 75040.

The pre-bid meeting sign in sheet is included with this addendum.

Mark A. Booker

Mark A. Booker
Director of Purchasing
Garland ISD

Company Name

Address

City

State

Zip Code

Signature

Title

Question No	Question	RFQ #361-19	ADDENDUM 1	Answer
1	General - Does the District have a preference of awarding this contract to an industry recognized facility asset management (FAM) organization, or an Architecture/Engineering/Construction (A/E/C) firm without a dedicated FAM core business?			Garland ISD intends to award to the company (ies) based off of the evaluation factors listed in the RFQ.
2	General - If the District awards this contract to an A/E/C firm, is the A/E/C firm disqualified for pursuing any follow-on work with the District resulting from the facility condition and education assessment project?			No. If awarded to an A/E/C firm for this project it does not disqualify them from future projects.
3	Technology Requirements – Is the District open to a cloud-based capital planning and work order maintenance solution?			Yes
4	Technology Requirements – Does the District have a preferred capital planning and work order maintenance solution?			No
5	Technology Requirements – If there is a cost associated with the software solutions, should the cost be included with the fee proposal? If yes, should it be included as a separate line item in the price proposal.			Yes, please include software solution as a separate line item.
6	On page 23, Corporate Officers Question: The text in the third column is difficult to read. Can you clarify?			"Assessment Experience (Years)"
7	On page 23, Box that references Large and Small Businesses: The text in this box is difficult to read. Can you clarify?			"Large Business (100 or more employees) and Small Business (fewer than 100 employees)"
8	Do our proposed consultants need to provide a price proposal?			The firm submitting the proposal should provide the pricing. If you are bringing in consultants, then you would want to include their pricing. There are no pass through costs. Garland ISD is looking for one firm for the turnkey project.
9	Do our proposed consultants need to provide a technical proposal form?			Information regarding the "team" should identify if they are employees of the company or subcontractors. All information and documentation is needed in the submittals for evaluation.
10	Is GISD expecting a comprehensive ADA assessment?			Yes, from the awarded firm.
11	Will drawings be available for ADA evaluation purposes?			Not sure what drawings are needed. The District will share drawings, if available.
12	Will selected firm(s) be precluded from performing work following the FCA (program management, design)?			Same as question #2 answered above-- Award to an A/E/C firm for this project does not disqualify them from future projects.
13	GISD RFQ limits project experience for scoring to very local efforts in the past two years while requesting standards from national best practices. Further, the scoring definition on page 27 does not limit to local but does indicate same limited timeframe. Can GISD expand this scoring calculation (15%) to encourage not only local, but state and national experience such that it benefits the district by being related to the requested scope and inclusive of more years, such as the industry standard five?			Garland ISD evaluation criteria has been established to provide those firms with current, relevant experience who understands compliance with Texas Education laws specific to K-12 districts in the North Texas area. Experience in the state of Texas is acceptable. The chart has been amended to remove "North" from the description, see Attachment A. Additional experience on a national level may be submitted to the firm's assessment program, but may not be considered for points.
14	Can you further identify requirements for Technology Infrastructure assessment?			Garland ISD understands additional technology infrastructure may be needed to support educational goals for our District. Current programs such as 1:1 tablets being issued as well as the STEM programs are to be considered in the future expansion of curriculum to support current and future programs.
15	Does GISD anticipate that respondents will provide pricing for Building Condition, Ed Adequacy and Long-Range planning only according to the template or are items in 2. Statement of Qualifications to be included in pricing? For example: space verification/CAD conversion, space inventory. Other items in this section are understood to be part of the Educational Adequacy.			The pricing for the 3 categories may be further expanded by the submitting firm to reflect the areas included. For example, the "Facilities Condition Assessment" may be broken out by the items in Exhibit D, 1.1, 1.4, etc. The 3 line items for pricing are to segment the total project pricing for each area. If there is overlap of costs, the amounts should not be duplicated, i.e. costs to determine classroom square footage and expansions as part of the Facilities Condition Assessment may be used to determine space allocation in the Facilities Condition Assessment.

16	Can the cost estimate provided for services be expanded in the submittal to provide further clarity beyond the 3 major categories?	Yes.
17	The RFQ requires in Section 3 of page 28 "...a full-time superintendent to be assigned while Work is in progress...". Does this indicate that GISD is expecting a full-time project manager on the effort for the duration? Subsequent text appears to conflict with this requirement.	Garland ISD is looking for efficiency and timeliness in completing this project by having one person as the point of contact to coordinate continuous progress to completion. If the firm submitting has an alternate strategy, it will be considered in the evaluation process.
18	Does GISD expect project completion in June 2019 or is this negotiable?	The submitted schedule and processes will be considered during the evaluation process.
19	What is the correct number of flash drive copies to be submitted? Three is the requirement on page 4, five is the requirement on page 21.	Page 21, Exhibit D, para 7.2 should read "3 flash drives".
20	What is the format/order for the response as suggested on page 11?	Submit the documents and answer questions in the order they are presented in the RFQ. The "Exhibits" page has all exhibits listed in order to be followed.
21	What is the expected extent of scope of work for stadium facilities?	Sports and fine arts utilize the stadiums for events. Data should include utilization for the District and need for updating current and for future events with revenue producing opportunities.
22	Shall the technology assessment site visits include wireless site survey heat maps for all facilities? Should these analyses be included for a percentage of (a sampling) of facilities? What Percentage?	Yes, for 100% of Administrative Facilities. Note: Campus facilities just underwent a Wireless upgrade for 1:1 program and expanded mobility solutions at all ES, MS, and HS facilities, so they do not need to be included in the Wireless Site Survey.
23	Shall the technology assessment include any areas of cybersecurity, such as IT risk, or penetration testing?	Yes.
24	Shall the technology assessment include a cloud adoption/readiness study to determine any significant cost shifts from capital to M&O or vice versa?	Yes.
25	Beyond those elements listed in 5.4, shall the assessment include security technologies such as video surveillance, access control, intrusion detection, panic alarms/emergency notification, mass communications systems, etc.	Yes.
26	Shall the assessment include physical security measures beyond those mentioned in 5.4 such as bollards, secure vestibules, doors and door hardware, protective glass or protective film for glass, etc.?	As professionals in the industry, Garland ISD anticipates a comprehensive assessment which may include additional items suggested in the document. The items listed in the RFQ document are areas to address as a minimum such as "5.4 Supervision and Security-site buffers, security fencing, sight lines, lighting, and obstructions in instructional spaces that make supervision difficult or impossible."
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ADDENDUM 1		

ADDENDUM 1

ATTACHMENT A

6. Evaluation Criteria -Qualifications of all business entities will be evaluated using the following selection criteria.

Criteria	Maximum Score
Pricing	40%
Corporate Background and Experience (Facility Assessment, Educational Programming Services, Conceptual Design Services, Life Cycle documentation, Data Collection Services, Costing/Estimating and Documentation, and long-range capital planning.)	10%
References (Provide three (3) references with most updated contact information including email and phone number. (References shall be from Owner for the Project(s) listed under the experience category below) Minimum two (2) owners. The District reserves the right to evaluate references not included in the submitted proposal.	8%
Previous K-12 experience with Texas School Districts--Past and current experience on ISD or similar projects will be considered in scoring this section. Proposer is required to list no more than five (5) ISD projects in the past 2 years and Previous Commercial experience as outlined	10%
Organizational Chart - Key Project Personnel with resumes	20%
Project Management Plan (Proposer to provide detailed execution plan demonstrating a thorough understanding of the scope and timeline.)	10%
Financial Qualifications- <i>Based on ranking of the proposals after "Evaluation Criteria Step 1," the financial strength will be evaluated for only the top ranked proposals or as many as deemed necessary by the district.</i>	2%
Financial status of the firm (as rated by Dun & Bradstreet)	
Proposer must indicate number of years as a D&B member.	
Proposer to provide current D&B rating.	
Proposals must include the DUNS account number and location of office. Failure to provide the DUNS Number or no DUNS rating will result in zero (0) points.	
MAXIMUM %	100%

Wednesday, December 5, 2018 at 08:00AM -Pre-Proposal Meeting Sign in sheet

	Name	Initial	Company	Email	Phone
1	FRED B MONTES	FBM	HKS	F.MONTES@HKSINC.COM	2145290653
2	DONNIE PHAM	DPH	AECOM	donnie.pham@aecom.com	817 673 0152
3	Craig Drone	CR	LIPA	cdrone@lpadesignstudios.com	469-899-5110
4	MICHAEL VOIT	MV	VAI ARCHITECTS	MVVOIT@VAIARCHITECTS.COM	214.728.4465
5	GARY BRISTOW	GB	EMA	gbristow@astasmee/urc.com	903-581-0539
6	Jessica Goodell	JG	Jacobs	jessicagoodell@jacobs.com	817 347 7630
7	MICHAEL HOWARD	MH	PSC	mhoward@team-psc.com	806 239 3310
8	HEATHER BARKSDALE	HMB	HUCKABEE	HBARKSDALE@HUCKABEE-INC.COM	214 601 2009
9	WILLIAM TANNER	WT	PROCEED	WillTanner@proceedgroup.com	409-352-1804
10	CLINT JOHNSON	CJ	EMA	cjohnson@estesmcc ure.com	903 293 5401
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Wednesday, December 5, 2018 at 08:00AM -Pre-Proposal Meeting Sign in sheet					
	Name	Initial	Company	Email	Phone
1	Paul Gonzales	PG	GISD	PGonzales@garlandisd.net	972-935-8009
2	Nancy Nunez	NaN	GISD	nnnunez@garlandisd.net	214-124-8847
3	JGEL FALCON	JF	"		972-489-4132
4	Jessica Falcon	JF	"	Jessica.Falcon@garlandisd.net	
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