



1000 Carthage Street | Sanford, NC 27330
Mailing Address: P.O. Box 636 | Sanford, NC 27331
919-776-7655
www.sha-nc.org

RFQ #20-006
Architectural/Engineering Services
Addendum #1

Clarification: Due to the urgency of work needed at Stewart Manor and the SHA main office, SHA has already begun architectural and engineering services for these buildings. Stewart Manor and the SHA main office are not to be included in this RFQ.

Question 1. Please provide a defined scope or definition of your request for security services specified in RFQ 20-006?

Response: Security services is defined as planning and design services for Stewart Manor front entrance to the building to allow for proper ADA compliance as well as building security. The current entry door uses a key fob access system, which is nearing the end of its useful life. Due to the urgency of work needed, SHA has already begun design planning for Stewart Manor. Therefore, architectural services are not needed for Stewart Manor. Should future services be required, a contract change order will be issued.

Question 2. Regarding existing plumbing issues at Stewart Manor and Linden Heights, does the SHA plan to correct these issues separately from this RFQ, or are we to include services for site investigation, assistance to Owner with testing, evaluation of reports, engineering and documentation so that necessary repairs can be bid to the applicable contractors?

Response: The respondent is to include services for site investigation and assistance with testing, evaluation of reports, engineering and documentation, to assist the Owner with the bid process for Linden Heights. Due to the urgency of work needed, SHA has already begun design planning for Stewart Manor.

Question 3. Budgets. We understand that “work will be issued via task orders as funding is available.” Do you currently have budgets established for each AMP project? If so, are we as a part of this RFQ to provide professional services to assist you in determining how much scope of work can be done for the stated budget?

Response: Professional services are to be provided to assist in determining the full scope needed, as well as the overall budget needs. Currently, services are needed for Linden Heights, Utey Plaza and Foushee Heights (AMP 1) and Harris Court.

Question 4. Scope of Work. For each AMP-1, AMP-2 and AMP-3 project would you please articulate the planned/intended scope of work? Or are we as a part of this RFQ to provide professional services to assist you in identifying the needed scope of work for each project?

Response: Due to the urgency of the scope of work needed for Stewart Manor and the Central Office, SHA has already begun design planning for these buildings. The respondent is to provide professional services to assist in identifying the needed scope of work for each project in AMP 1; Linden Heights, Utley Plaza, Foushee Heights, and AMP 3- Harris Court only.

Question 5. At the Main Office (1000 Carthage St., Sanford) you showed us its roof and water damage issues. We understand that you are currently working with Servpro to correct the water damage issues inside. We would recommend a comprehensive solution, however that would include a roof assessment and repair that would include the addition of roof overflow scuppers. Please clarify: will the SHA correct all these issues separately from this RFQ? Would you like to receive a separate services proposal for the design of this corrective work, or should we include services in this RFQ for site investigation, assistance to Owner with testing, reporting, engineering and documentation so that necessary repairs can be bid to the applicable contractors?

Response: Due to the urgency and severity, SHA has already begun design planning for this building. The SHA main office (1000 Carthage Street) has been removed from the scope of this RFQ.

Question 6. Regarding mold remediation, please clarify: will the SHA correct these issues separately from this RFQ, or are we to include services for site investigation, testing, reporting, engineering and documentation so that necessary repairs can be bid to the applicable contractors?

Response: The respondent is to include services for site investigation, testing, reporting, engineering and documentation to assist the Owner in the bid process for mold remediation at AMP 1 (Linden Heights, Utley Plaza and Foushee Heights) and AMP 3 (Harris Court only).

Question 7. I believe you stated at Foushee Heights that none of the AMP-1, AMP-2 or AMP-3 projects currently includes ADA and Fair Housing/HUD compliant units. Please clarify/confirm whether the SHA intends as part of this RFQ for to redesign/renovate a required number of units for each AMP project for Fair Housing/HUD/ADA compliance.

Response: As a part of its renovation/modernization efforts, SHA intends to redesign the required number of units at each project to meet Fair Housing/HUD/ADA compliance. Again, the architectural and engineering services will only be needed at AMP 1 (Linden Heights, Utley Plaza and Foushee Heights) and AMP 3 (Harris Court only).

Question 8. Sustainable design. The RFQ states “The Firm shall develop, analyze and implement programs for sustainable site and building design, including LEED goals and documentation.” Please clarify whether one, some or all AMP projects will be required to be LEED-certified projects. If not all, please identify which projects will be the LEED projects.

Response: All projects to be completed under this RFQ AMP 1 (Linden Heights, Utley Plaza and Foushee Heights) and AMP 3 (Harris Court only) may be required to meet LEED

certification standards. This will be determined once the funding is obtained. SHA will be obligated to meet the standards of the various funding sources.

Question 9. Would you please publish the Sign-In sheet from today's meeting?

Response: Yes, attached to this addendum.

Question 10. Would you please indicate for AMP-1, AMP-2 and AMP-3 projects, by AMP site, the availability of existing building drawings? For each site please indicate either a) drawings are in your possession, b) you believe drawings can be easily obtained or that c) you believe drawings cannot be obtained.

Response: The drawings for the sites under this RFQ (AMP 1 (Linden Heights, Utley Plaza and Foushee Heights) and AMP 3 (Harris Court only) are in possession of SHA.

<u>Shannon C. Judd</u>	<u>09/22/2020</u>
Shannon Judd, CEO/Procurement & Contracting Officer	Date

Name	Organization	E-Mail
Kate Bowen	MOSELEY ARCHITECTS	kbowen@mosleyarchitects.com
John Miliacca	MTA works, PA	jmiliacca@mtaworks.com
Russell D. Pearlman	The Wooten Company	rpearlman@thewootencompany.com