

Babcock Neighborhood Schools High School Request for Qualifications
Questions Responses
2/23/2021

Question: The RFP is dated 2/8/21. We received the RFP 2/16/2021 at 6 PM. Are proposals still due 3/5/2021?
Response: Yes, the RFQ was posted on the BNS website, e-mail notification was sent as a courtesy

Question: Have you developed a master plan for the campus showing circulation loops, parking, ponds, etc?
Response: No

Question: What happened to the middle school expansion on the north side of the property?
Response: The HS will be constructed and the middle school expansion will be added as capacity dictates

Question: Is there a schematic site plan showing the location of the high school building on proposed site?
Response: No

Question: Is there a recent traffic study? How much additional pick-up vehicle stacking is desired/needed?
Response: No, however, we do have linear feet of needed stacking based on total campus capacity

Question: Is any re-zoning required? Who is handling entitlements with the County?
Response: No rezoning is required

Question: What is the student capacity for the High School?
Response: 600

Question: Is there a space program for the 39K High School?
Response: Yes

Question: What size of standard classroom would you prefer?
Response: 700-750 SF

Question: Is the existing elementary school sharing space with the high school? If so what & where?
Response: It is possible that some of the middle school needs will be temporarily met in the HS facility

Question: What shared amenities are contemplated?
Response: BNS looks to take advantage of any economies of scale

Question: Who is on the selection Committee?
Response: The BNS Building and Grounds Committee will be responsible for recommending a team to the BNS Board

Question: What is Kitson's role in the selection process, and design/build process?
Response: The Master Developer, Babcock Property Holdings, LLC will assist BNS in the Construction Project Management and Construction Administrative role for this project.

Question: Are you expecting proposer to include schematic site & building plans with our proposal?
Response: We do not have such an expectation

Question: What is the status of the civil permit and who pays for this?

Response: Currently there is no civil permit. A cohesive campus plan should be considered. Civil permit will be part of the project cost.

Question: Is Kitchen equipment included on FF&E budget?

Response: BNS was able to secure a food service vendor that supplied the majority of the kitchen equipment. All available options will be explored to reduce overall FFE costs.

Question: Is classroom/lab equipment included on FF&E?

Response: FF&E will be part of the project cost

Question: Is there a separate it/technology budget?

Response: No

Question: Would the New High School have its own kitchen/Dining? or is it intended to be shared with the existing facility?

Response: BNS will explore any possible economies of scale.

Question: Are there any plans to make this a storm shelter?

Response: No

Question: We understand that there should be separate fee proposals for general contractor, architecture, civil, and landscape engineers; however, are unclear about other items? Do all nine requirements under Firms/Team's History & Experience need to be provided under all four disciplines (architect, GC, civil, and landscape)? If no, do these items only apply to the architect and the GC?

Response: At a minimum please provide the Firms/Team's History & Experience for the Architect and GC. Additional information is always helpful in evaluating the teams qualifications.

Question: Would you prefer us to set up the proposal with the suggested format (Firm's Team History, Pre-Construction Approach, Construction Approach, Fee Structure), or the scoring criteria format shown below?

Scoring System

Proposals will be evaluated using the categories and scoring indicated below. The final score will be calculated by computing an average of the total Evaluation Committee' scores.

1. Background (10 Points)
2. Project Team & Staffing (10 Points)
3. Related Experience (15 Points)
4. Overall Project Approach (25 Points)
5. Approach to Schedule and Budget (25 Points)
6. Availability to and Familiarity with Babcock Ranch, the Babcock Ranch Communities (BRC) Independent Special District (ISD) and Charlotte County Locale (5 Points)
7. References (5 Points)
8. Cost of Services (15 Points)

Response: Use the Qualification Proposal Format

Question: What does Babcock HS envision for improvement to existing traffic patterns?.

Response: Currently, additional car stacking off of Cypress Parkway