



March 28, 2019

Re: Request for Proposal Question Responses – Babcock Neighborhood School K-8 Expansion

From: Christy E. Noe, Ph.D.
Babcock Neighborhood School

Please see questions and responses provided from the Babcock Neighborhood School Building and Grounds Committee:

Question: The fee structure described at the bottom of page 3 is more in line with contractor's services. Since we are a consulting engineering firm, may we submit our fee based on the Civil Engineering Scope described in A. Civil Engineering on page 2?

Response: Yes

Question: The RFP is asking for 2 different formats for the GMP process. C. General Contractor (Fixed Fee & GMP proposal based on cost per foot) for the following items. Which is correct?

Response: Flexibility in pricing options was provided to allow for flexibility in RFP responses from individual design and construction firms. The preference for the GC portion of the work is GMP based on cost per foot.

Question: Is \$6M project cost or construction cost?

Response: \$6M is the current project budget

Question: Under the scoring system, please define what is "background" (10 pts)? Is it the company information?

Response: Firm overview, general experience, breadth and capacity

Question: How many "References" should we include? If we are partnering with other firms, how many should each firm include or do you only want references from the architecture firm?

Response: A minimum of 3 references for each firm in your proposal response should be included.

Question: Can the package be submitted as Design/Build services?

Response: Yes

Question: Can you provide the power point presentation from the pre-bid meeting with:

- a. The desired off-site road improvement plan
- b. Matrix of students/classrooms by grade growth plan

Response: PowerPoint is posted on BNS website

Question: Who will be on the BNS Evaluation Committee?

Response: The BNS Evaluation Committee consists of the BNS Building and Grounds Committee and BNS Staff. The BNS Evaluation Committee will provide a recommendation to the BNS Board regarding final team selection.

Question: How is the project being funded?



- a. Pre-construction Cost for design & permitting
- b. Construction Cost

Response: Charter schools are eligible through their counties or municipalities to access tax-exempt industrial development revenue bonds through the Florida Industrial Development Financing Act.

Question: Is the master developer funding any of the infrastructure improvements?

Response: No

Question: Does the \$6M budget include off-site road improvements?

Response: No

Question: Can you provide a space program for the planned phase II middle school expansion?

- a. Number of student stations per grade
- b. Number of classrooms per grade
- c. Number of Offices
- d. Capacity of multipurpose/assembly area desired
- e. Anticipated total SF of expansion
- f. Etc.

*Response: A. Per Florida statute, K-3 grades will have 18 students, 4-8th grades have 22 students and 9-12th grades have 25 students.
B. The current expectation of total K-8 students is 866 however may increase to 1048 or 1230 by adding a classroom or two respectively to each grade level. With the 866 projected student count, classrooms per grade are 5 classrooms for all grade levels except 4th and 5th grades which will have 4 classrooms.
C. A total of 10 private offices for use by administration, SRO, nurse, faculty and other support staff are anticipated. It is not a requirement that all office are contained within the administrative space (for example the IT person will need an office and some space to repair machines but does not have to specifically be located in the administrative space). There is also an expectation of open office space needs for volunteers and staff in the administrative space.
D. The multipurpose/assembly area capacity is unknown. The school desired to have a maximum of 4 lunch periods which drives the size of the needed cafeteria space. The school anticipates the multipurpose/assembly area to have dual use during lunch periods. The school has not set an absolute minimum number required for the multipurpose space and would differ to design experts for recommendations.
E. The expansion as presented in the prebid meeting was anticipated at approximately 35,000 sf.
F. Have a great day Etc.*

Question: Under “Overall Project Approach”, is a schematic floor plan required?

Response: The request for proposal does not specifically require a schematic floor plan