

RFP-SF-23-0-2010/KW
Design Criteria Package for a Planned Manufacturing Facility
Questions & Answers

Question Due Date Deadline: Monday, August 15, 2011, 3:00 P.M.

Answer Due Date Deadline: Friday, August 26, 2011. 3:00 P.M.

Q1: Questions related to the type of lighting type (induction lighting verse MH, HPS systems) and state-mandated LEED certifications were combined and are addressed in the answer below.

A1: Yes. Space Florida has not determined the level of LEED certification that it will try to attain but the response should assume that Space Florida would like this building to be LEED certified to a minimum silver standard. The response to the RFP should include an approach (including pricing) to a variety of alternatives for Space Florida to earn LEED certification and allow management of Space Florida, in consultation with the end user, to consider what options to select.

Q2: What is the nature of the end user and what will the end user assemble in the facility?

A2: The end user is a manufacturing concern that intends to engage in vehicle assembly in the facility. Note that there is a potential for a limited amount of gas metal arc welding and adhesive assembly (but the majority of operations in the plant will relate to general assembly of body, chassis and trim components). Also note that the facility should be designed to easily accommodate other types of end users and activities.

Q3: In the Design Criteria, have the geotech and survey been done and do you expect it to be concurrent so that it will be a part of the package that will be provided to the design/builder?

A3: We have surveyed for one of the potential sites; we plan to have Space Florida directly contract for the survey and soils borings. The selected vendor will have these surveys before it submits its finished products but likely near the end of its work.

Q4: Has a construction budget been established?

A4: A construction budget is being established. However, Space Florida preliminarily estimates a cost of approximately \$10 million to construct the facility.

Q5: Geotech survey; do you expect it to be concurrent so that it will be part of the package that will go to the Design/Builder; we won't necessarily have it ahead of time?

A5: Please see response to Q3.

Q6: Does the Design Criteria include finish package for the office space?

A6: Yes, but not necessarily in excruciating detail. We are not getting into depth of colors of materials but basics – material types.

Q7: What preferred/respective sites under consideration and are any “inside the gate” and/or on Space Commerce Way/Exploration Park? Are any of the sites on Space Commerce Way; within Exploration Park?

A7: A preferred site has not been identified as of this publication. However, all prospective sites are outside the secure perimeter of NASA/KSC and CCAFS and located in Brevard County. Exploration Park is one of the sites being considered.

Q8: Is there a required completion date for construction of the facility?

A8: The end-user has indicated a desired date (approx. Qtr 2, 2013). However, realistically we would hope and expect to have a shell building to the primary end-user within 12-16 months from when the Design/Build contract is awarded.

Q9: Is this subject to Davis Bacon Act?

A9: No, Federal funds will not be used to support this project.

Q10: Is the end-user ready to give the input in a timely fashion?

A10: Yes, Mr. Elliott will be available to provide input on behalf of the end user and he will have a close working relationship with the vendor. Notwithstanding this, please keep in mind that Space Florida will own the facility and Mr. Elliott represents the customer.

Q11: There is a reference in the RFP to the Selection Committee. Are we looking at the Selection Committee?

A11: Not all of the Selection Committee is present here today.

Q12: If we were to submit a proposal for the Design Criteria, does that prevent us from submitting a proposal for the Design/Build?

A12: Yes, this is a Florida statutory prohibition as stated in the RFP and as set forth in subsection 287.055(9)(b), Fla. Stat.

Q13: Will the site surveys boundary & topographic surveys which are not included in the Design Criteria Package be subcontracted out so the entities bidding on the proposal package will have that data in order to design their work? BDI is not going to be a prime on this work and would like to provide survey data for the project.

A13: Space Florida will contract directly for any needed boundary and topographic survey work so that work is available to the vendor team completing the Design Criteria Package. Also, please see response to Q3.

Q14: We note the August 4th Mandatory Bidders Conference. Does this apply only to ‘prime’ team leaders, or does it cover expert sub-consultants as well?

A14: Only those entities that intend to respond to the RFP as the “prime” team leaders were required to attend the Mandatory Bidders Conference. This attendance requirement does not apply to expert sub-consultants as well. However, please note that the RFP must clearly identify the “prime” team leader and any expert sub-consultants.

Q15: Is there a copy of the attendee list available from the August 4th Mandatory Bidders Conference??

A15: Yes, it is available on the DemandStar website as well as the Space Florida website:
www.spaceflorida.gov .
