

REQUEST FOR QUALIFICATIONS COUNTY OF FRESNO

Addendum Two (2)

Office of the Sheriff

Area 2 Substation

June 24, 2015

Submittal Due: June 26, 2015

Deadline: 2:00 pm

Submit To:

County of Fresno
Internal Services Department – Purchasing Division
4525 E. Hamilton
Fresno, CA 93702

**Mark Response Package as:
“Sealed Response – Sheriff’s Office
Area 2 Substation”**

Request for Qualifications Sheriffs Area 2 Substation

Question A: Requirement #7 states that if a property being proposed includes a building(s) then the building size, dimensions, and configuration (including floor plans at a schematic level), and the number of current and potential parking spaces shall be provided. If vacant land is being proposed, what shall perspective bidders submit so that they are considered responsive to this question?

Answer A: Proposals of vacant property should provide a reasonable estimate of what could be provided on the property based on the Potential Occupant Components Details as outlined in the Request for Qualifications (RFQ); ranges of square footages by type of space and parking spaces would be acceptable.

Question B: Requirement #8 requests a brief description of the structure construction and mechanical systems. Again, it seems this question pertains to a proposal that includes an existing building. How shall perspective bidders without existing buildings respond so that they are considered responsive to this question?

Answer B: Proposals should delineate the likely construction and mechanical systems that would reasonably provide for the mix of Potential Occupant Components Details as outlined in the RFQ.

Question C: Requirement 10a(i-iii) asks for a projected initial range of monthly rental costs for (i)base rent, (ii)estimated janitorial and utility costs, and any costs to the tenant not included in (i-ii) be broken down by office, warehouse, and other space. In order to be responsive, how shall perspective proposers without existing buildings respond to these questions if new ground-up build-to-suit construction is being proposed? It is difficult to ascertain definitive rental costs for new build-to-suit construction without first vetting the required design standards for each component of the project with the Tenant. Many questions exist related to the building/site design. Typically, once a qualified property owner/developer has been selected, a design review process between the Landlord and Tenant allows for an opportunity to discuss value engineering items that will have a direct impact on building rents.

Answer C: Submitters should base their estimates on their proposals as determined by the assumptions used in response to their answers above. It is expected that the range of costs would be readily calculated/confirmed by the evaluation committee.