



ADDENDA #2

December 5, 2016

BID FOR: Facility Condition Assessment RFP
SOLICITATION NUMBER: 16-1713

1. Can a basic guideline or a project list of current and anticipated Technology be provided?
 - a. The Master Plan section 4B provides a brief overview of the Technology equipment inventory. Section 6B shows the 2015 approved Five Year Technology Capital Improvements Plan. Both sections can be found at <http://www.rock-hill.k12.sc.us/Page/4085>. As a basic guideline, technology equipment consisting of the Local Area Network (LAN), Television and Audio-Visual Systems including interactive white boards, computer devices and peripherals, office machines and telephone systems will not be assessed under this contract. Public Address, Intercomm, Fire Alarm and Security (intrusion detection) Systems will be assessed. Each school campus to be assessed has all of these systems installed. These systems are undergoing major repair and replacement under current capital outlay programs. See also attached revision of Attachment 4, Facilities Systems Inspection for further details.
2. What is the actual square footage being assessed?
 - a. The requested square footage to assess is calculated at 3,256,450 SF. This amount is the SF listed in Attachment 2, less the excluded sites shown in the attached revised Attachment 1, less mobile classrooms and other temporary structures excluded from the assessment. This amount should be considered accurate for proposal purposes. An inventory reconciliation was performed in 2012 and results will be provided to the consultant for verification as part of this contract.
3. The RFP mentions that 85% of the buildings are digitized. It has been mentioned the proposal is to include documenting and drafting the remaining 15%, is this correct and to please clarify the level of the drafting product (ie: architectural floor plans only, or are elevations, MEP/FP plans, etc. and are they to be "smart" plans)? Also, does the 85% refer to the number of structures or the gross square feet of buildings?
 - a. There is approximately 300,000 sf not digital, the 85% refers to floor plans only gross sf.

4. Since some facilities are not included within the scope and the noted total square footage of 3,446,777 includes all district structures, will RHSD provide a revised sf amount of only facilities to be included?
 - a. See addenda 1
5. Would you define the "Choice" program requirements?
 - a. The district currently offers school choice in seven distinct programs. One or more of these programs is currently offered at nine of our school sites. Specific listings are found at <http://www.rock-hill.k12.sc.us/Page/5064> These schools are currently undergoing modernization of varying degrees as part of the district's Choice Program Improvement Plan. Beyond these "upfits", we anticipate few infrastructure requirements that are particular to a choice program. The biggest impact for this assessment is likely to be consideration for functional program assignments for certain rooms in a school, such as a dance or drama room at a School of the Arts, a "maker space" for a STEAM school, etc. These program assignments will vary by school and are fluid at this time due to the Improvement Plan work. The district will provide specific guidance to the consultant prior to commencement of work.
6. Are topographic surveys with underground utilities noted required for each of the 32 sites?
 - a. They are not required but can be included as an alternate line item on the bid form.
7. Which buildings have vertical transport of all kinds (elevators, dumbwaiters, wheelchair lifts, etc.) and how many levels at each?
 - a. Northside 1 Rawlinson 1 Sullivan 1 Northwestern 2 Rock Hill 3 South Pointe 3 Flex Center 1 all are 2 levels
8. A revised Attachment(s) 1 and 4 are attached.

BID CONTACT PERSON:

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ATTACHMENT 1

FACILITIES CONDITION ASSESSMENT SITES

PRE-SCHOOL

Central Child Development Center	414 East Black Street
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ELEMENTARY SCHOOLS

Bellevue	501 Bellevue Road
The Children's School	929 Sylvia Circle
Ebenezer Avenue	242 Ebenezer Avenue
Ebinport	2142 India Hook Road
Finley Road	1089 Finley Road
Independence	132 West Springdale Road
India Hook	2068 Yukon Drive
Lesslie	250 Neely Store Road
Mount Gallant	4664 Mount Gallant Road
Mount Holly	1800 Porter Road
Northside	840 North Annafreel Street
Oakdale	1128 Oakdale Road
Old Pointe	380 Old Pointe School Road
Richmond Drive	1162 Richmond Drive
Rosewood	2240 Rosewood Drive
Sunset Park	1036 Ogden Road
York Road	2254 West Main Street

MIDDLE SCHOOLS

Castle Heights	2382 Fire Tower Road
Dutchman Creek	4757 Mount Gallant Road
Rawlinson Road	2631 West Main Street
Saluda Trail	2300 Saluda Street
Sullivan	1825 Eden Terrace

HIGH SCHOOLS

Applied Technology Center	2399 West Main Street
Northwestern High	2503 West Main Street
Rock Hill High	320 West Springdale Road
South Pointe High	801 Neely Road

DISTRICT SUPPORT SITES

Flexible Learning Center	1234 Flint Street Extension
Facilities Services	2171 West Main Street
Transportation Complex	1060 Goldenrod Road
District Three Stadium	211 South Cherry Road
District Three Stadium South	801 Neely Road

ATTACHMENT 1

FACILITIES CONDITION ASSESSMENT SITES

SITES EXCLUDED FROM THIS ASSESSMENT:

District Office	660 North Anderson Road	42,500 SF
Carroll School	4789 Mobley Store Road	3,072 SF
ParentSmart Family Resource Center	410 Black Street	16,284 SF
Rock Hill Aquatics Center	325 Rawlinson Road	39,804 SF
Rock Hill Tennis Center	897 Maplewood Lane	--- SF
Catawba Rosenwald School Liberty Hill	3071 South Anderson Road	--- SF
Edgewood Center	1446 Russell Street	45,629 SF
TOTAL SF Excluded:		147,289 SF

ATTACHMENT 4 FACILITIES SYSTEMS INSPECTION

NOTE: ASTM UNIFORMAT II designation is used unless otherwise noted.

A. Systems to be Inspected and Assessed – High Priority

B2020 Exterior Windows

B2030 Exterior Doors

C1020 Interior Doors

C3020 Flooring

D1010 Elevators*

D2010 Plumbing Fixtures*

D2020 Water Service Piping and Equipment

D2030 Sanitary Waste Piping

D2094 Interceptors

D3015 Hot Water Supply System*

D3020 Heat Generating Systems*

D3030 Cooling Generating Systems*

D3040 HVAC Distribution Systems*

D3050 HVAC Terminal and Package Units*

D3060 HVAC Controls and Instrumentation

D4010 Fire Sprinkler Systems

D5010 Electrical Service Distribution

D5030 Communications and Security Systems* (except excluded systems)

D5091 Grounding Systems

D5092 Emergency Light and Power Systems

E1093 Food Service Equipment*

G2020 Parking Lots

G2057 Irrigation Systems

*** Specialized Equipment for Inventory Step of FCA.**

ATTACHMENT 4 FACILITIES SYSTEMS INSPECTION

B. Other Systems for Routine Priority Inspection (Level 2 includes Subordinate Levels):

A10 Foundations	C20 Stairs	E1025 Audio-Visual Equipment
A20 Basements	C30 Interior Finishes	G1030 Lawns, Fields and grassed areas**
B1010 Flooring	D2040 Rainwater Drainage	G2010 Roadways
B2010 Exterior Walls	D3090 other HVAC	G2030 Pedestrian Paving
C1010 Partitions	D5020 Lighting & Branch Wiring	G2040 Site Development
C1030 Fittings	E1023 Theater & Stage Equipment	G3010 Water Supply
	G3030 Storm Sewerage	G3020 Sanitary Sewerage

** Other than Athletic Fields. See RHSD Study, "High School Athletics Facilities Assessment", July 13, 2015.

C. Systems Excluded from Inspection – Use Existing Data for Assessment Only:

B1020/B3010/B3020 Roofing

Athletic Fields Lighting

G3035 Storm Water Detention Basins

Facilities Systems covered in previous studies
(see Section B)

D. Systems Excluded from Inspection / Assessment at This Time:

D4020 Standpipes

E1090 Other Equipment

D4030 Fire Extinguishers

E20 Furnishings

D4090 Other Fire Protection Systems

F Special Construction and Demolition

D5033 Telephone Systems

G3040 Site Heating Distribution

D5034 Call Systems

G2050 Landscaping

D5035 Television Systems

G3050 Site Cooling Distribution

D5039 Local Area Networks

G3060 Fuel Distribution

E1010 Commercial Equipment

G4030 Site Comm & Security

E1020 Institutional Equipment

G90 Other Site Systems

All Mobile Classrooms

ATTACHMENT 4
FACILITIES SYSTEMS INSPECTION