

RFP 2025CM01
Addendum #1
Question and Answers #1
Dated: September 19, 2025

Addendum #1

1. Modify the following language contained in the RFP (red indicates changes).

Construction work is scheduled to start in the **Spring - Summer** 2026 (with an Early Release Package or ERP) or Fall 2026 - Summer 2027 without an ERP, and continuing through the various **construction** phases for an anticipated construction completion date in **late** 2028. **The maximum construction duration is 20 months.** Preliminary construction cost for the Care Center is estimated at \$60,000,000.00

Questions and Answers #1

1. Is there a design schedule and can it be provided? Yes, the estimated design schedule included in the contract begins on September 17 and is:

Pre-Design Services: 13 weeks.

- Meeting minutes
- Pre-Design Package
- Coordination
- Diagrammatic massing options (up to 3)
- In house aerial perspective (3 of each massing option)
- Written summary of goals, budget and schedule including the District's Design Standards and Program

Schematic Design Phase Services: 15 weeks.

- Meeting minutes
- Schematic Design Package
- Overall Illustrative Site Plan
- Principal Floor Plans
- Roof Plan
- Main Building Elevations
- Overall Building Sections
- Digital Study Models (up to 6)
- Perspective Sketches (up to 6)

Design Development Phase Services: 12 weeks.

- Design Professional will illustrate and describe the design establishing the scope, relationships, forms, size and appearance of the project by means of plans, elevations, sections, typical construction details and equipment layouts. The documents will identify major systems and materials and in general their quality levels.
- Submit to the following regulatory agencies for early review and comments, as applicable (Building/PZB, Fire Marshall, Department of Health, Design Review Committee, AHCA
- Verify utility availability and capacity, initiate approval by utility company.
- Update area and volume calculation against the program,
- Review drawings to verify that the information reflects the design intent to help avoid conflicts (structural, mechanical, electrical, plumbing, technology, civil, fire protection).
- Drawings –
 - Overall illustrative Site Plan including
 - Paving and Landscaping Plan with Utilities
 - Typical Site Sections
 - Typical Site Details–
 - Floor Plans including
 - Typical and Special Room Layouts
 - Typical and Special Room Reflected Ceiling Plans
 - Roof plan indicating access and location of major equipment
 - Main Building Elevations
 - Typical Bay Fenestration
 - Overall Building Sections
 - Details
 - Typical Exterior Wall Sections
 - Typical Assembly Types
 - Key Exterior Details
 - Typical Partition Details –
 - BOH Typical and Special Interior Elevations
 - Schedules –
 - Typical Room Finish Schedule
 - Typical Door Schedule
 - Typical Glazing Schedule
 - Coordination

- Typical ceiling spaces with architectural, structural, mechanical, and electrical elements - Typical shaft spaces with architectural, structural, mechanical, and electrical elements.
- Digital study models (up to 6)
- Perspective sketches (up to 6)
- Inhouse Renderings (up to 4)
- Draft specifications

Construction Documents Phase (including Permit and Bid Services): 20 weeks

- Construction documents: Design Professional will provide construction documents based on the approved design development submission and updated project budget. The documents will be based on the approved design development submission an updated project budget. This will include detailed requirements for construction and include drawings and specifications that establish the quality level for systems and materials.

2. **After proposal submittal, will the Proposer be able to modify its fees?** No, the fees included in the successful proposer's Attachment B to the RFP will be the fees that are included in the successful proposer's contract.
3. **How are points assigned within each scoring category?** For the first three scoring categories (Shortlist: Building Experience, Pre-Construction Services Staff, and Construction Services Staff and at Final: Qualifications of the Firm, Proposed Project Staff and Function and Comprehensive Project Management Services), each Committee member will assign the points that they, as an individual, determine appropriate within the maximum point value assigned.

The point value for the scoring category entitled "Pricing," will be determined according to Attachment A of this Addendum and provided to the Committee members at the meeting. That "Pricing Score" will remain the same for both the Short List and Final Selection Committee.

Each committee member will then rank the firms according to the total points it assigned, with the highest ranked firm receiving a 1, the second highest ranking firm receiving a 2 and so forth. All committee members' individual rankings will be compiled and the firm with the lowest number of points will be the highest ranked.

4. **At the final presentation, can we bring additional information/handouts?** No new (from that included in the proposal) information or different information, Key Personnel or subcontractors can be changed or introduced at the Final Selection Committee. However, proposers may make its presentation in a different format from that in the Proposal.
5. **Will the powerpoint presentation be shared on-line?** Yes, it, as well as list of all meeting attendees was posted immediately after the Pre-Proposal Meeting.
6. **Has or will the Behavioral Health Coordinated Care Center project be submitted for review and approval by Florida's Agency for Health (AHCA) Division of Plans and Construction?** At this point, the project has not been submitted to AHCA. However, we do anticipate that this project will require future submission to AHCA for review and approval.
7. **During the mandatory pre-proposal meeting an attendee asked whether the contract attached to the RFP could be modified. Mr. Terry Megiveron responded that some changes might be possible. Please confirm whether the HCD would consider contract comments from the selected CM firm.** The District has adopted standard contract language from Palm Beach County and the intent is to not make changes to the template, but for the addition of project specific details. However, the District will entertain questions and/or comments related to the contract during the question period that ends on 9/16/25. Please forward any related question or comments to Raul as identified in the RFP and the District will address them in the addendum.
8. **.....However, initial review of the Agreement indicates some areas to be addressed, including, *but not limited to*:**

GC 30 - Indemnity – no limits of liability, broad form coverage including third parties

GC 80 – Liquidated Damages – not listed as sole remedy

GC 81–Disclaimer of Consequential Damages – no mutual waiver of consequential damages

Please advise if the Palm Beach Health Care District of Palm Beach County would be willing to consider these for project specifics, as well as potentially other, concerns in the Agreement. The specific question asks about modifications to GCs 30, 80 and 81 in the Districts standard form contract. The District has reviewed and is not willing to make any changes to GCs 30, 80 and 81. Each Proposer shall base its proposal on the general conditions contained in the RFP with no modifications or edits allowed.

9. Please confirm whether there are participation goals or requirements related to MWBE/SBE firms for this project. There are none.
10. Can the District provide a current survey and/or a geotechnical report for the site? The survey and pre-purchase due diligence studies will be posted on the Purchasing website.
11. Please confirm that proposal submissions may be provided in an 11"x17" page format to enhance clarity of graphics, plans, and schedules. Yes. 11"x17" pages can be inserted in addition to the size required in the ESA.
12. Can the District share the anticipated design schedule and associated key deliverables? Yes, see response to Question #1 above.
13. Should the fees be based on the estimated construction cost given in the RFQ? See Attachment B to the RFP which identifies the 3 components of the fee and the basis for each, including notes which describe the scope that is in each fee and applicable contract sections. Please review the notes and applicable contract provisions carefully as the fees may not be modified after the submittal date. Question #3 above, and its answer, provide additional related answers regarding how Attachment B to the RFP is used in the selection process.
14. Is there any federal funding? No

END

**Attachment A to Addendum #1
Behavioral Health Coordinated Care Center
Point Methodology for Evaluation Criteria #4**

The Proposer with the lowest overall price will receive the maximum number of points listed, and proposals with higher prices will receive fewer points based on how much higher they are than the lowest price.

Data for price allocation formula is derived from RFP Attachment B Price Proposal Page:

1. Preconstruction Phase Fee

Total: \$_____ (from Attachment B to Proposal)

2. Construction Phase Management Fee

Price per Month: \$ _____ (from Attachment B) x 20 Months = Total: \$ _____

3. Overhead and Profit

_____ % (from Attachment B) x \$60,000,000 = Total: \$ _____

4. Total "Price"

Add \$ from 1 + 2 + 3 = \$ _____

5. The allocation of the 20 points (or 25 for Final Selection Committee) will be determined by using the Total "Price" from number 4 above)

The lowest price submitted will receive the maximum number of points listed. Higher prices will get fewer points based on how much higher they are than the lowest price based on the following formula:

Lowest Price Submitted/Each Price Submitted = Multiplying Factor

Then: Multiplying Factor X Maximum Points = Points Awarded

For Example: if the lowest price is \$20,000 and the next lowest price is \$23,000. The multiplying factor would be $20,000/23,000 = .86956$. The Proposer offering \$20,000 gets 20 points. The Proposer offering \$23,000 gets 17 points. (Rounded) [In this example using the multiplying factor (.86956) times 20 points gives you 17 points rounded].