

ADDENDA 2

RFP/Q ARCHITECTURAL SERVICES FOR PICKLEBALL COMPLEX

At the pre-bid meeting, a certain construction budget was discussed. We also see from the RFQ that a certain number of facilities are desired. We understand from recent similar construction projects that the cost of the desired facilities may exceed the budget that has been set aside. Those issues are fairly typical to most projects and as we get underway we will work with you to refine the number of facilities that can be built within your budget.

But, the RFQ asks us now to set a fee based on % of construction cost. While a % based fee is fairly common in the design of projects with larger budgets (correctional facilities, libraries, large sports complexes, etc.), it is difficult to establish a % based fee on a project with a relatively smaller budget, as in this case. Some of the work for large or small projects is the same, so on this project with a lower construction budget, the % based fee will look to be askew compared to the construction budget compared to the % you might receive on a larger project.

Instead of a % based fee, could we instead give you a lump sum fee? And, since the desired program (number of courts, buildings, survey, etc.) will likely exceed your available construction budget, can you clarify that we should base the fee on the desired program (number of courts, buildings, survey, etc.) rather than the construction budget? Or, instead, would you be willing for us to provide you a fee for the schematic design portion of the project now, and as we work together and establish exactly how much of the desired program you can afford to build, establish a fee for the remaining DD, CD, Bid/CA when that scope of work can be determined?

“Per the official RFQ/P Packet (Invitation to Bid) on the Troup County website and the Mandatory Pre-Proposal Meeting & Site Visit, please submit the Fee Proposal Form (Exhibit D) as requested, no changes to the fee proposal form.”