



Request for Proposal (RFP) 24-04

TO PROVIDE

CONSTRUCTION MANAGER at RISK SERVICES

FOR

Brook Run Park – Maintenance Facility Building and Grounds

Brook Run Park - DeKalb Drive / Peeler Rd

Dunwoody, GA 30338

RFP ISSUE DATE: 08/14/2024

This document was prepared by Vandermeer Management, LLC.

RFI Compilation:

Architectural / General

- RFI - 1 Confirmation of estimated construction start date
- a. The anticipated start date of construction is [February 2025](#), contingent upon permit receipt and material procurement. A detailed schedule will be required by the General Contractor as part of the RFP response deliverables. In addition to the overall project schedule a site logistics plan is recommended.
- RFI - 2 It was mentioned at the site walk that hazmat testing was being done. If any is found, will it be abated prior to construction, or should we include money in the budget to abate?
- a. GC to provide an allowance for asbestos abatement. This will be leveled across all GC's during evaluation.
- RFI - 3 Are all the building materials allowed to salvaged by the demo subcontractor (in addition to the pipe materials discussed on the site walk)
- a. Yes; GC's should adhere to Green Building requirements/recycling. LEED requirements are for lowest level only (Certified). LEED level of Silver for certification is not required.
 - i. See Addendum.
- RFI - 4 Is there a geotech report?
- a. Yes
 - i. See Addendum
- RFI - 5 Can we get the CAD file?
- a. CAD files to only be provided to the selected GC.
- RFI - 6 Confirm we are to assume typical office finishes (VCT, ACT, hollow metal doors/frames, laminate cabinets/counters, etc) on the upper floor
- a. Yes; Solid surface countertops preferred over plastic laminate. Finishes need to be durable due to heavy use. Estimate should account for design of a public facility.
- RFI - 7 Confirm we are to assume whitebox type finishes (open ceilings, painted walls, sealed concrete, etc) on the lower floor
- a. Yes
- RFI - 8 Existing interior chain link partitions were full height. Are we to assume the new chain link partitions will also be full height?
- a. Yes
- RFI - 9 Please confirm the desired finished ceiling height to for second level and/or provide the desired overall height for the metal building.
- a. [Nine \(9\) feet](#)
- RFI - 10 Will the fire protection requirements be known prior to the RFP date? (this will affect the conceptual budget, especially if a sprinkler system is required)
- a. Yes; Estimate fire-proofing on exposed ceiling of drive-in storage area & tool room

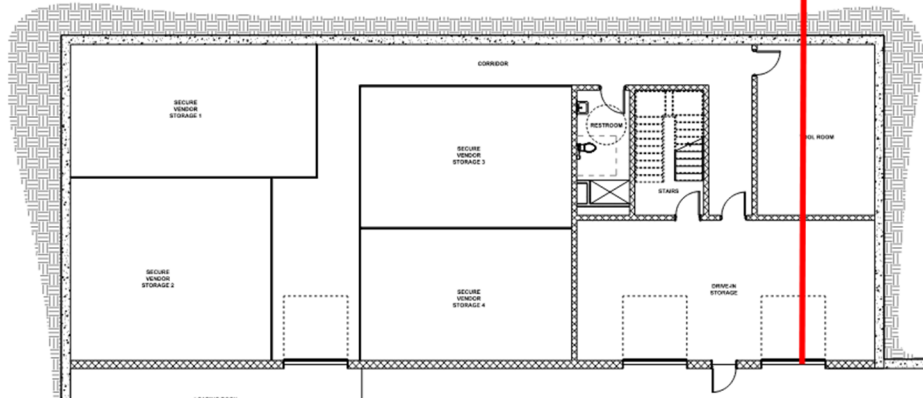
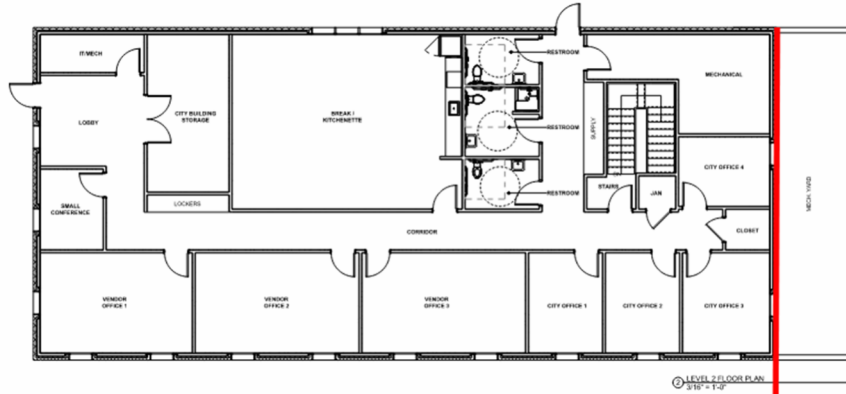
Site

- RFI - 11 Are the site/perimeter fencing and gates to be kept or replaced?

- a. All to be replaced with new
- RFI - 12 The RFP narrative mentions a bio-cell pond, but none is shown on the drawings. Will a storm detention structure (above or underground) be required?
 - a. Storm Water management will be as follows:
 - i. Curb inlets/drain inlets and conveyance piping for stormwater run-off
 - ii. Underground Chamber system for detention and run-off reduction
 - iii. Use of proprietary products like CDS Hydrodynamic Separator (Contech Oil/Grit separator) as additional Water Quality measures.
- RFI - 13 Per the site visit, there is an existing brick retaining wall along most of the lot, plan north. The new drawings only call for new poured retaining wall near the parking area and the existing retaining wall looks to be demolished. Are we to assume heavy tree removal and grading will be required beyond the current fence line OR should the existing retaining wall remain?
 - a. The new cast in place retaining wall will be installed with a 2:1 layback. Assume enough tree removal and grading to accomplish the installation.
- RFI - 14 Typically, fueling stations are required to have, at minimum, a curb and drainage surrounding them. Please confirm if we should include this, or if there are any additional requirements we should consider for this area.
 - a. Yes; Include curb, bollards and drainage
- RFI - 15 Will there be any sort of allowance for landscaping/irrigation?
 - a. GC's to include \$20,000 allowance for landscaping. Civil engineer will define tree replacement plan with trees to be replaced by City of Dunwoody. Tree replacement is not in scope (NIC).

Structural

- RFI - 16 Per the Drawings provided in the RFP, the mechanical yard is shown as if it sits within the overall building footprint, however the lower-level footprint shows no structural accommodations for such a layout. Please confirm if we are to assume the mechanical yard sits open to the elements and on top of the lower level OR if we should assume the footprint of the metal building should match the lower level so that the mechanical yard falls beyond the extents of the building footprint?



- a. Assume the footprint of the metal building matches the lower level so that the mechanical yard falls within the building footprint and no structural columns constrain tool room area below.

RFI - 17 The site plan shows the exterior building wall (plan right), then a ~3'-0" walkway leading to a dead end, and another retaining wall. Per the lower-level floor plan, that walkway does not exist. Should we assume that the lower-level plan is more developed, allowing the exterior building wall to double as the retaining wall?

- a. Lower-level floor plan wall opposite the loading dock and parking area serves as a retaining wall. Walkway seen on site plan access entry way on upper-level floor plan.

MEP

RFI - 18 Should we plan on reusing the electrical gear?

- a. Assume new gear from transformer forward.

RFI - 19 Are we just supposed to run conduit and stubs for low voltage?

- a. Complete Low Voltage scope should be included as part of GC scope.

RFI - 20 It was mentioned at the site walk that the generator is preferred to be gas powered. What is the desired size for the generator?

- a. GC's should estimate provision and installation of a 50 kW generator.