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ANIMAL ADOPTION CENTER RFQ

HARNETT COUNTY

Addendum #1

TO: Prospective Vendors
FROM: Renea Warren-Ford, Finance
DATE: June 5, 2025
PROJECT: Animal Adoption Center RFQ
NOTICE: **Questions and Answers**

1. Do you have a construction budget and a total project budget?

The County does not have an established construction budget/total project budget

2. Is there a shelter director already in place and will that person participate in the design process?

There is an Animal Services Manager who will be on the design team.

3. Could you share how the total building size was determined? If a programming exercise took place, can you please share the program with SF/quantity per space?

The total building size was determined through a needs study and conceptual plan. The conceptual plan is attached.

4. Is it possible to share recent annual data on intake, adoptions and euthanasia?

The data is attached.

5. Does this project require either LEED or IgCC Certification?

We do not anticipate requiring LEED or IgCC certifications.

6. Who will be responsible for performing commissioning?

Not applicable

7. Will The County be performing the topography, boundaries, ground and utility surveys, or shall the design team include these in our team?

The County completed ground, topography survey, soil and water recon surveys, identified utilities at US421, however, we do not have full utility surveys.

8. Can The County provide any information on the conditions of the existing site? Previous usage, Environmental concerns or reports?

Phase I Environmental Report is attached.

9. Shall the design team include any site investigation on environmental conditions with the team?

Reference Phase I Environmental Report attached.

10. Is there an identified budget or budget range for this project?

There is no established budget, however, the project is estimated to be \$9-\$10 million.

11. Is there a target completion date?

Based upon current timelines using CMAR delivery method, the estimated completion date is May, 2027.

12. In reading the RFQ, it appears that there may have been a preliminary study of some kind done. If so, can you share a copy of that study with us?

Phase I Environmental, Soil Analysis (no sewer), Topo Survey, Boundary Survey, Shelter Needs Study and Conceptual Plan are attached.

13. If there was no study done, how was the programming information determined.

See attached.

14. Would you please provide clarification on Tab 3: “Financial Information”? Our accountant audits and reviews our books at the end of every year, but I don’t think we’ve gotten anything that proves “certification” as requested. Is this just a letter from them or their letterhead stating that they have audited and reviewed our financials? Given that the deadline for this RFQ is in June, we can also go ahead and provide a recent financial statement since we are on the edge of 6 months.

The letter of “certification” (Letter of Sound Business Footing) will suffice if it indicates you are financially sound to take on a large project. In addition, the RFQ due date is July 9, 2025.

15. Typically, only large architectural firms (200+ people) engage accountants to develop audited financial statements. Usually, such a requirement is necessary for contractors who handle large sums of money that must be distributed to subcontractors, etc. Architects typically do not. Can this requirement be modified or deleted?

There is no modification anticipated for this RFQ.

16. Does the County have an established construction budget for the proposed +/- 15,000 SF shelter?

We do not have an established construction budget, however we have a 2023 estimate of \$9-\$10 million overall project cost.

17. We know that Harnett County engaged Shelter Planners of America to do a Needs Assessment Study. Can the County make that study available prior to submission of our response to this RFQ? The SPOA Needs Assessment Study is attached.

18. Do you need audited statements from each consultant or just the prime?

Prime, but consultant will be accepted.

END DOCUMENT