



PROCUREMENT

March 3, 2022

Dear Madam/Sir:

REF: RFP 3083-2022 Facilities Management and Operations Addendum 3 & Additional Questions/Answers

No changes were made to RFP 3083-2022 with Addendum 3.

The RFP includes the following updates from Addendum 2

- Bid Opening date has changed to March 7, 2022 @ 10:00
- Attending Site Visit is Mandatory for contractors bidding on this project
- Site Visit #2 will be conducted on Tuesday, March 1 @ 10:00 a.m
- The Schedule of Dates has been updated
- General Contractor is updated to reflect Applicable located on page 20
- General Facilities Maintenance Services, Warehouse Management has been updated
- Grounds Maintenance Requirements, Athletic Fields has been removed
- Tab 6: Program Operations Systems, Work Orders has been updated
- The contractor awarded the bid is required to mobilize all equip, staff, etc. by June 1, 2022

The following updates from Addendum 1 are as follows

- General Maintenance Services, a. Building Serviced located on page 5
- Custodial Service Requirement, Resident Halls, Resident Room located on page 8
- Grounds Maintenance Requirements, Overview, located on page 10
- Building Name, Usage, Gross Sq Ft, Net Assignable Sq Ft spreadsheet was inserted on page 12
- Licensing was updated to reflect Applicable located on page 20

Additional Questions and Answers for **ASU BID #3083-2022 Facilities Management and Operations Addendum #3** are forwarded for your consideration/bid proposal. Your "sealed bid/proposal" (i.e., in a sealed envelope/container) marked "**ASU RFP 3083-2022 DO NOT OPEN**" must reach the Procurement Department, P O Box 271, Montgomery, AL 36101-0271 (Mailing Address) or 1301 West Fifth Street (Physical Address) by **Monday, March 7, 2022 @ 10:00 A.M. (CST)**. **Late/Faxed/Emailed/Unsealed** bids will not be considered.

**ALABAMA
STATE
UNIVERSITY**

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If you have any questions, please contact me at (334) 229-6997.

Respectfully,



Patricia Thomas, DM
Director of Contracts and Acquisition

Attachments:

- Additional Questions & Answers – 2 pages

Please acknowledge receipt of specifications as soon as possible by Fax (334) 229-4954 or Email pthomas@alasu.edu.

Received by: _____

Date: _____

Company: _____

If not submitting a proposal, please provide reason. Thanks.

ADDITIONAL QUESTIONS AND ANSWERS
ASU RFP 3083-2022 Facilities Management Services

1. Addendum 1 page 12 – is the Shuttlesworth dining hall part of the cleaning scope? It is currently being cleaned by the food service provider: **(Food Service vendor would be responsible for the cleaning of Shuttlesworth Dining Hall.)**

2. On Addendum 2 & Question and Answers it speaks of what 3rd party contracts will be paid for by the university and what will be paid for by the winning contractor. During our site visits on Feb 16th it was stated that Vent Hood maintenance and cleaning will be part of the university's responsibility. **(Vent hood maintenance and cleaning will be the responsibility of the contractor.)**

3. On grounds, you have acknowledged that Truegreen is paid for by the university, will Derrick Birmingham tree services continue to be paid for by Alabama State University or will that be the responsibility of the winning bidder? **(Tree services will be the responsibility of the winning bidder)**

4. Questions about the grounds department inventory
 - a. Also notice no listing of zero turn mowers on the equipment list. Gerrard Watts mentioned two new Kubota 60 Diesel mowers. **(Items were listed on Grounds Inventory)**
 - b. No gators listed and we saw a person with a water tank on one. Are there any other gators dedicated to grounds or do we need to price those in?**(No)**

5. In the interest of keeping current in-house employee's whole, are we to price in fair market wages, or will you provide current rates of pay? **Price in Fair Market Wages**

6. Please identify number of elevators on campus. **(43)**

7. We have reviewed the state requirements, and while we understand your interpretation of the mandate, we are not in agreement. However, we do have a TX state General Contractor's license but, as you know, there is no reciprocity in Alabama with the state of Texas. Given these circumstances, we are more than willing to acquire an Alabama General Contracting license within 60 days of contract start. Would this suffice for your needs? **(Obtaining the Alabama General Contracting license with 60 days of contract start is sufficient.)**

8. If we attended the original site visit, is it mandatory that we attend the second site visit?
(Each vendor bidding on this RFP was required to attend at least one of the two site visits)

9. Why on page 20 of the RFP, items 2 & 3 are checked "Applicable" when the Project Management function (General Contractor), as explained in site visit #1, will be handled by the VP Facilities, rather than the service provider. Should these be checked "Not Applicable"? **(Both should be checked Applicable)**