

**OCEAN BREEZE GOLF COURSE
ARCHITECT REQUEST FOR PROPOSAL
AND RESPONSES TO RFI'S**

1. We have received the RFI link and 7-page document outlining the project. Is there additional information to receive?

RESPONSE:

There is no further information available at the current time. Additional information if received will be posted on the District website.

2. Have any addendum or proposal questions been distributed to participants yet?

RESPONSE:

There have been no addendum or proposal questions distributed to any participant other than those contained in the responses to these RFI'S.

3. Is there any existing base information in a digital format?

RESPONSE:

There is no any base information available in digital format.

4. There is a reference to an aerial site plan in the RFI. Can this be emailed to us or only be viewed in person at the District office?

RESPONSE:

The aerial site plan can be viewed in person at the District office.

5. If we are to make a site visit, who do we need to contact to gain access to the property?

RESPONSE:

For any site visit please contact either the Executive Director or Briann Harms at (561) 417-4599.

6. What is the Standard Form 330? Is this a file/form to complete or a format for submittal?

RESPONSE:

Standard Form 330 is a Federal form which provides background information on the lead consulting firm. The form should be completed and made a part of the proposal submittal.

7. Under the selection criteria a firm's "willingness to meet the District's time and budget requirements" are stated. What are the intended project time lines to structure the proposal around?
- a. Commencement of Master Planning process and desired time frame for final master plan
 - b. Desired time to begin construction documents and hold bid(s) for construction.
 - c. Desired time to begin construction and anticipated opening date of renovated facility.

RESPONSE:

There are no current project times which have been established by the District. Likewise, there has been no budget established for the design portion of the golf course facility. Milestones of Master Planning designed in preparation of construction drawings should be included in the proposal.

8. Is there a "fee range" or cap on fees for the project?

RESPONSE:

There is no "fee range" on fees for the current project. The architectural design firm in the team will be chosen pursuant to Florida Statute 287.055 wherein fees will be discussed once the design firm has been selected. It is anticipated that construction will begin immediately upon receipt of all construction documents and completion of the appropriate bid process. It is estimated that construction of the project will be 12 to 16 months in total.

9. Are the preliminary conceptual plans or studies on potential renovation ideas to be included in the RFI submission?

RESPONSE:

There are no preliminary conceptual plans. A study has been performed by the National Golf Foundation and is posted on the District website. The proposal should contain conceptual plans and suggestions at the discretion of the proposer.

10. Are there any previous master plan studies, prepared by others, for this or similar proposed scopes of work that the District is referencing or that RFI participants can reference?

RESPONSE:

There have been no been prior master plan studies prepared for this project. It is anticipated that the District will rely upon the selected team for suggestions and design criteria for the existing facility.

11. Please confirm if the Standard Form 330 is required for all professional consultants or just the Lead Consultant/Golf Course Architect.

RESPONSE:

Standard Form 330 is required for the lead consultant only. It is at the discretion of the proposer to include Form 330 for each member of the team.

12. Is there any information about how the existing course, Ocean Breeze, got to its current state? I would appreciate seeing whatever you might have. Financial statements, some sort of operating history, any management information that was used recently on the course, anything that might be pertinent to its recent history. Hopefully, this might also include any other businesses that were attempted on this site, who owned them, and what happened to them as well.

RESPONSE:

There is no information available as to the prior financial operation of the Ocean Breeze Golf Course.

13. Other than the District officials, who will the other selection committee members be?

RESPONSE:

The elected officials of the District will be responsible for review of all proposals and ranking of the proposers in the selection process.

14. Will the District be making the final selection, or will the District make a recommendation to City Council for final approval?

RESPONSE:

This is a District facility and the District will be making the final selection. There will be no required Boca Raton City Council final approval for selection of the golf course architect and its team.

15. Will the City of Boca Raton be a stakeholder in this project?

RESPONSE:

The City of Boca Raton will not be a stakeholder in this project.

16. Is the entrance open for us to walk around or do we need to make an appointment to see the property?

RESPONSE:

Although the property is open for viewing, any proposer wishing to enter the property should make arrangements with the Executive Director or Briann Harms at (561) 417-4599.

17. Are you seeking an actual professional fee price at this time or just qualifications and the make up of our consulting team?

RESPONSE:

Under the requirements of Florida Statue 287.055 a fee should not be included in the proposals to be submitted. The firm will be selected based upon the criteria of the aforementioned Florida Statute with the intent to select the most qualified firm and team to perform the scope of work.

18. If you are seeking actual fees, are you seeking them just for the first (master plan) phase or for construction documents, and construction phases as well?

RESPONSE:

After the selection process is completed, fees will be negotiated with the top ranked firm. It will be anticipated that during the design process the selected firm will provide cost estimates to the District for all construction on this project.

19. If you are seeking actual fees, we assume that you want one proposal that includes the fees of all team members (GCA, building architect, civil engineer, etc.) Is that correct?

RESPONSE:

After the selection of the designed team, the total fees for the team will be negotiated between the selected firm and the District in accordance with Florida Statutes.

20. If you are seeking actual fees for all phases will you accept a percentage based fee structure for the construction documents and actual construction phases since the construction budget has not been established?

RESPONSE:

After the selection of the designed team, the total fees for the team will be negotiated between the selected firm and the District in accordance with Florida Statutes.

21. If we, as the golf course architects and lead firm, are not a minority business enterprise, is there any point in us even submitting a proposal?

RESPONSE:

The issue of minority business enterprise is only one factor to be determined by the District Commission in their selection process. All other facts are set forth in Florida Statute 287.055.

22. In the RFI document under A3 on page 2; Proposal Scope and Project Requirements, it states that "all work shall be done in accordance with project direction as provided by the Greater Boca Raton Beach & Park District." Please can you send me this project direction document?

RESPONSE:

Project direction is intended to mean that once the design firm is selected the design of the facility will be done in conjunction with direction and concurrence by the District. There are no project direction documents in existence at the current time.

23. Will there be one contract just with the golf course architect or can there be two contracts with the golf course architect and the clubhouse architect?

RESPONSE:

There will be a single contract with the selected Golf Course Architect. The Golf Course Architect will have separate contracts with sub-consultants.