

Questions submitted to Middle Georgia Regional Library about the RFQ for Architectural Services for Collins P. Lee Memorial Library.

1. Please clarify if the stated budget of \$1,804,000 is the “construction budget” (only material, labor and permitting costs) or the “project budget” (inclusive of all design fees and other soft costs to complete the project - exclusive of FF&E).

\$1,804,000 = design & construction & landscaping (to include architect, material, labor, and permitting). Does not include FF&E.

2. In the RFP description of “Project Objectives” it notes that the “roofline for a portion of the facility will be lifted to accommodate offices or seating on the second floor” and that all areas of the facility will be “ADA compliant”. Based on this, should we assume that an elevator will be added to the facility to access the second floor?

This is a design decision. Vertical expansion is an option, not a request. Horizontal expansion to a larger footprint is not an option.

3. In the sitework scope of the project, will we need to consider parking reconfiguration, stormwater management and treatment systems, and addition of utilities (such as fire line for sprinkler fire protection)?

Hardscape design of the property and adjacent facilities has already been planned and designed. Landscaping of the immediate library area needs to be included in the project.

4. Are plans of the facility available for use by the Architect in determining existing conditions?

We have asked the school district for the building plans and we will send them out if they become available.

5. Please confirm that the Construction Delivery Method is: Design-Bid-Build

Just design.

6. Based on the age of the facility and the use of Federal funding, will there be a requirement for State Historic Preservation Review and/or Section 106 Review?

From the environmental compliance report: The proposed project is not likely to adversely affect the Harrisburg Residential Historic District as the proposed improvements would happen outside the boundary of the potentially eligible district and not out of character with existing not historic improvements within its viewshed.

7. Is the kitchen described in the “Project Objectives” intended to be a full working kitchen, demonstration kitchen, warming kitchen, break room or other type?

Demonstration space for food literacy - could include counter spaces, seating, hotplates, microwave. We don't foresee the need for professional grade appliances. This area could/would serve as a breakroom depending upon the design.

8. Is the Second Floor described in “Project Objectives” already part of the existing facility or will a new floor structure be created inside the existing volume?

There is not a second floor currently present.

9. We are currently in discussions with a prospective subconsultant regarding their potential involvement in our response to the RFQ. Before they can commit to joining our team, they’ve requested clarification on the anticipated timeline for the design phase.

Could you please provide an estimate or any guidance you may have regarding the schedule for this portion of the project?

This is firm-dependent. The RFP is due June 23 at noon. The library board will make recommendations and the County will approve the project. It’s estimated these things will happen in quick succession.

10. We’ve reviewed the RFP and design concepts by Architectural Collaborative with great interest. The mention of “raising the roof” is particularly compelling—it could offer both architectural distinction and enhanced functionality. That said, we’d welcome confirmation that vertical expansion remains a preferred direction. From a cost and constructability standpoint, we believe a ground-level expansion may also offer significant advantages. However, we’re unsure whether this would align with your vision and the Harrisburg Neighborhood Revitalization Masterplan. Any guidance you could provide regarding these options would help us tailor our approach and fee structure accordingly.

This is a design decision. Vertical expansion is an option, not a request. Horizontal expansion to a larger footprint is not an option.