



Date: September 24, 2021

ADDENDUM NO: ONE

TO ALL OFFERORS:

REFERENCE: RFP No: 2022-RFP-310123
Commodity: Lambs Lane - AHS Campus Master Plan
IFB Closing On: October 12, 2021 at 3:00 p.m.

Please note the Pre-Proposal Conference with clarifications and/or changes made to this solicitation attached:

1. Please see attached Addendum One, which includes the meeting notes and the pre-proposal presentation dated September 22, 2021, list of attendees, and questions and answers.
2. All other terms and conditions of the solicitation remain unchanged. Sealed proposals in accordance with the solicitation requirements shall be submitted electronically, by email to rfq@albemarle.org, and copy to vdanak@albemarle.org by 3:00 p.m. on Tuesday, October 12, 2021. Late proposals will not be considered.
3. A **signed acknowledgement of this addendum** must be received by this office attached to your proposal document. Signature on this addendum does not constitute your signature on the original proposal document. The original proposal document must also be signed.

Sincerely,
Vidhi Danak

Senior Procurement Specialist, Procurement
Albemarle County

Name of Firm

Signature/Title

Date

Printed Name

Meeting Notes:

RFP 2022-RFP-310123

September 22, 2021

2:00pm

About the project (Lisa Walker):

- Lambs Lane/AHS Campus Master Plan
- 217 Acres off Hydraulic Road
- Greer, Jouett, AHS, Ivy Creek, Transportation/Vehicle Maintenance Fleet (VMF), Building Services, and the Boys & Girls Club all on campus.
- Short-term, mid-range, and long-term phases. Priorities in each of the timespans:
 - Short-Term: signage, beautification, possibly pedestrian/bicycle traffic management
 - Mid-Range: vehicle traffic management at Greer and Jouett
 - Long-Term: Best uses for each part of the campus. Relocation (or not) of Building Services, VMF
- Assess current conditions with maps/plans, GIS, and site visits. Analyze the constraints and opportunities on site. Get stakeholder input (including community). Reports on the data gathered. Prioritize the goals and resolve conflicting visions.

Priorities:

Beautification, signage, vehicle traffic management, pedestrian and bicycle traffic management, instructional and technology needs, community recreation needs, potential relocation of Building Services and VMF, and benchmark evaluation of current campus uses versus the potential long-term opportunities.

[viewing site plans and pictures] – please see attached presentation dated September 22, 2021



Ivy
Creek/PREP

Jouett

AHS

us Lot

RFP# 2022-RFP-310123
Lamb's Lane/AHS Campus Master Plan
Pre-Proposal Conference

September 22nd , 2021

2:00 p.m.

Building
Services

High

An aerial photograph of the AHS campus is shown with a semi-transparent white box containing a meeting agenda. The map includes contour lines, roads, buildings, and athletic fields. Labels on the map include 'GREER', 'Bus Lot', 'VMF', 'BEMARLE', and 'ilding rVICES'. A legend in the bottom-left corner identifies symbols for 'AHS Parcel', 'Streams', 'Roads', 'Buildings', and 'Athletic Fields'.

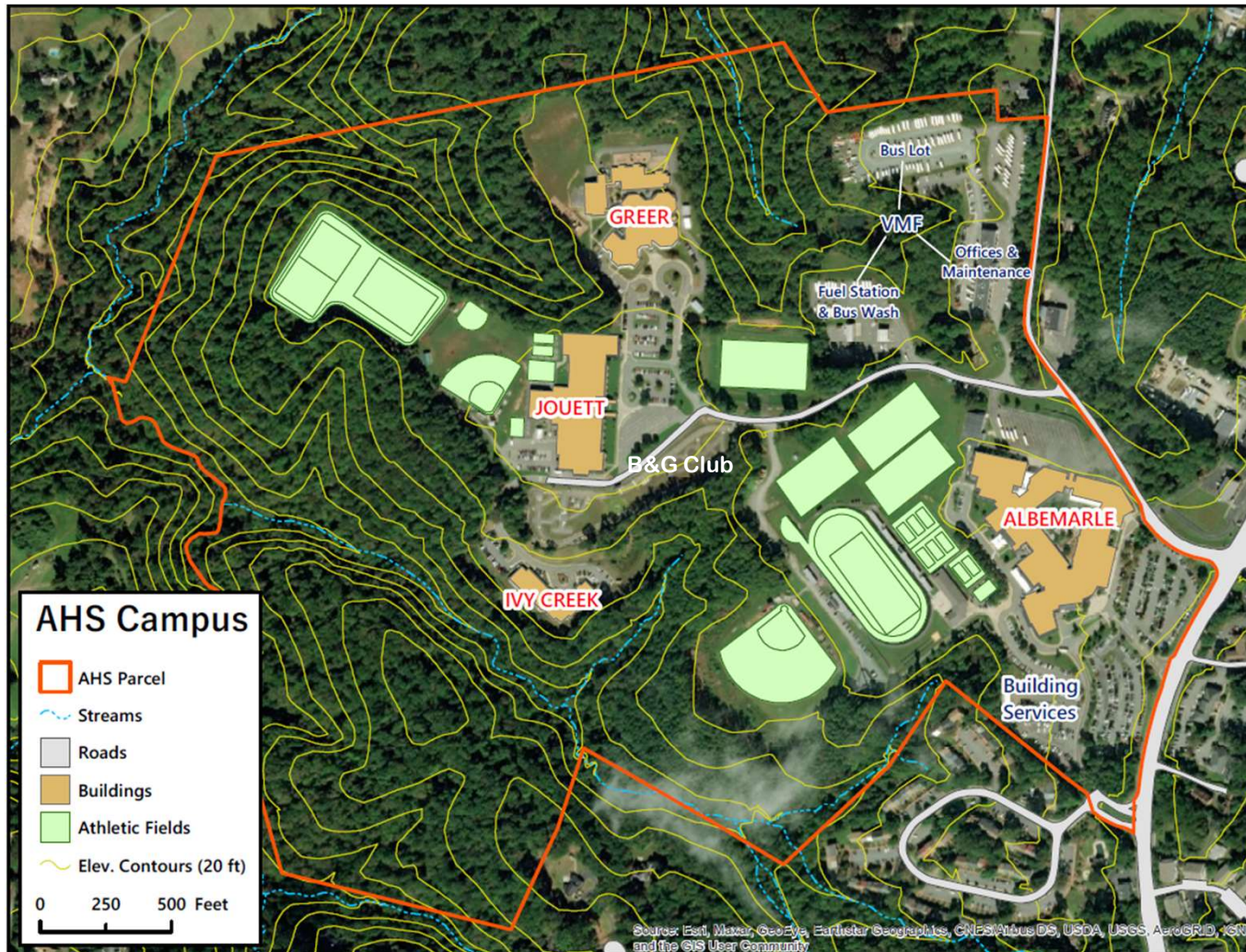
Meeting Agenda:

- **Site Maps Review**
- **RFP Review & Questions:**
 - **Background**
 - **Project Execution**
 - **Major Project Factors**
- **Final Q&A/Discussion**

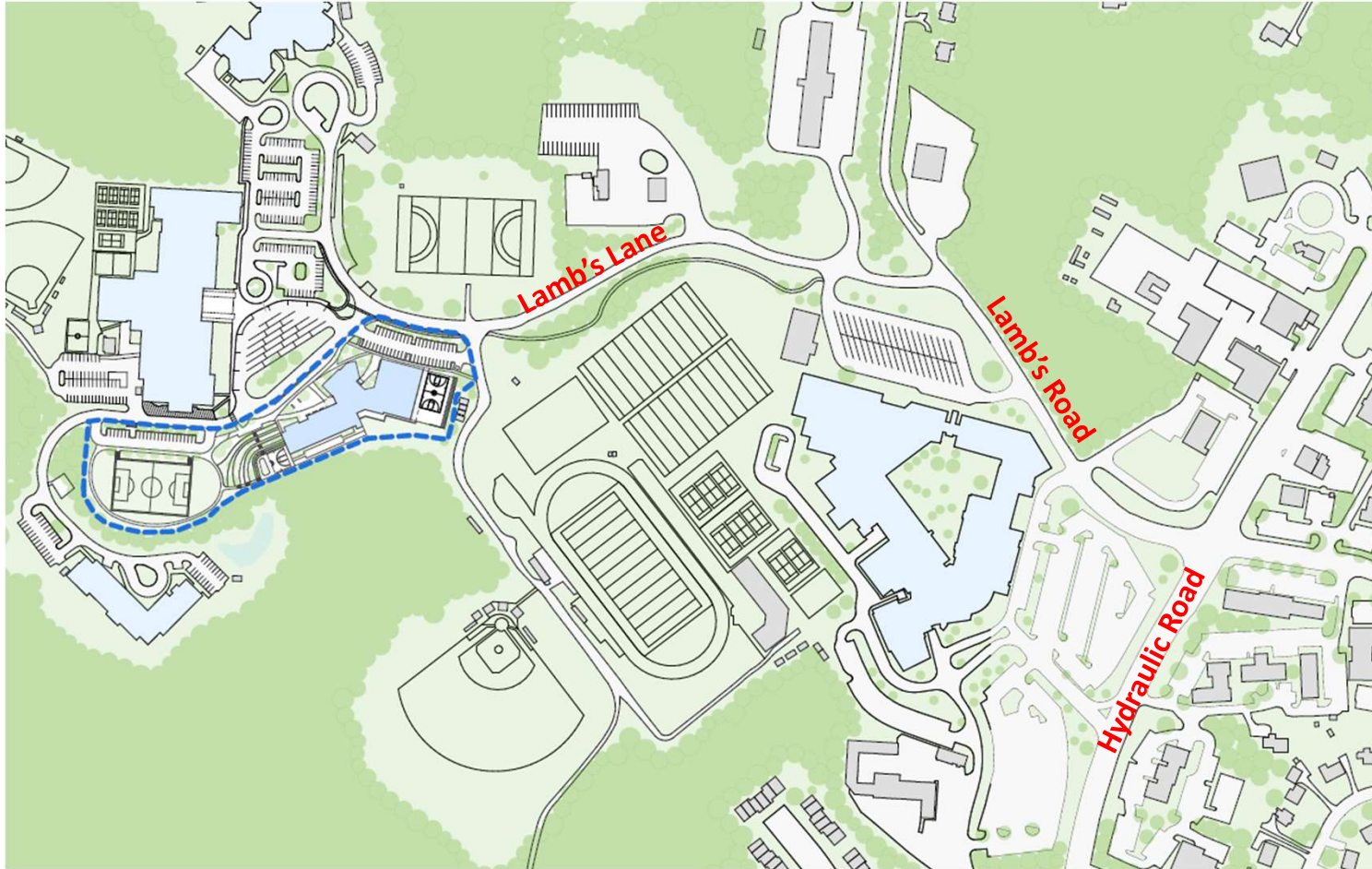
Aerial View of Lamb's Lane Campus



Contour Map of Lamb's Lane Campus



Site Plan for Boys & Girls Club



Short-term Improvement Area



Mid-Range Improvement Area



Long-term Improvement Area



II. BACKGROUND: The Lambs Lane/AHS Campus area covers approximately 217 acres adjacent to the intersection of Hydraulic Road and Lambs Road. It currently is the home of four ACPS schools: Greer Elementary School, Jack Jouett Middle School, Albemarle High School, and Ivy Creek School. In addition, it houses the ACPS Transportation Department (offices, VMF and fueling station), Building Services (including the Division's Data Center recommended for replacement with a new structure), and a number of athletic fields that serve both the schools and the community.

In July 2020, the Boys and Girls Club of Virginia leased part of the campus (formerly the AHS driver training range) to build a new facility which will serve children of the Lambs Lane/AHS Campus and the greater community. The campus will include age-specific activity areas, a gymnasium, handball courts, food service areas, regional offices, an amphitheater, outdoor activity fields and walking trails. The Boys and Girls Club has a projected completion date of August 2022.

Due to the central location of the Lambs Lane/AHS Campus and the high number of students it serves, it has been suggested that improvements to the overall campus area would be beneficial to students, staff and the community at large. Improvement suggestions have included aesthetics, outdoor spaces, traffic & parking, academics, athletic fields, community spaces, etc. This study will address immediate needs (1-2 years), mid-range needs (3-5 years) and long-term needs (up to 30-years), which could include relocation of some existing function (i.e., Building Services & Transportation) to other sites yet to be determined. Projected demographics will be provided to the contractor by the owner as requested.

- V. STATEMENT OF NEEDS: The primary purpose of the Lambs Lane/AHS Campus Master Plan will be to establish an initial roadmap to support the educational, social, recreational and cultural goals of the ACPS School Board, administration, staff, students, parents and the greater community. Specific goals will be identified through a variety of data-gathering methodologies, including online surveys, public meetings, appointed committees, focus groups, etc., in accordance with COVID Guidelines (See Attachment I), and may include areas of curriculum support, instructional and program facilities, integrated planning for technology and communications, community-based partnership programs, student/parent/staff support services, recreational facilities, and other mixed-use projects. The primary objective of the Master plan is to facilitate decision-making and prioritization processes for both new construction and renovation/relocation of existing facilities on the site, utilizing both short-term and long-term project phasing. This will culminate in a Master Plan Report which includes but is not limited to the following:

Project Execution:

1. Review and assessment of existing conditions
 - Current maps/plans
 - Albemarle County GIS
 - Site visits
 - Meetings w/ BSRV staff as needed
2. Analysis of site opportunities and constraints
3. Data gathering and assessment of stakeholder input
 - Students, parents, staff, community, other relevant stakeholders
 - Plan/methodology for data compilation and utilization
4. Concept Design & Phasing
 - Prioritization of Project Goals:
 - Methodology for assessment of goals and visions
 - Methodology for prioritization of goals and visions
 - Methodology for resolving unaligned/conflicting goals and visions
 - Coordination/integration with current project planning (LRP goals, Boys & Girls Club, etc.)
 - Methodology for determining short-range, medium-range and long-range recommendations
 - Incorporation of a modifiable rubric or matrix which will provide continued value of the study should priorities and phasing change over time.
5. Further scope development as deemed necessary
6. Narrative, graphics, and presentation to support all of the above.

Major Project Factors:

1. Beautification:
 - a. Landscaping and natural resource management
 - b. Aesthetic screening of usage areas from public right-of-way (both pedestrian & vehicular)
2. Signage: Comprehensive and consistent signage scheme throughout entire campus area
3. Vehicular traffic management: entire campus area
 - a. School sites: parking/circulation/egress
 - b. Campus access: traffic management options for both the Lambs Lane/Lambs Road/intersections and potential new connector/access roads
 - c. Emergency access: planning for alternative vehicular access to Lambs Lane facilities in the event of security, medical or other types of emergencies
 - d. Bus lanes & drop-off/pickup loops
4. Pedestrian/bicycle traffic management: entire campus area
5. Instructional, curricular and technology needs:
 - a. Conceptual building addition locations
 - b. New construction of another school facility, named Center III
6. Recreational needs:
 - a. Schools
 - b. Community

7. Multipurpose needs of surrounding community
 - a. Support Services for at-risk and marginalized populations (school & community)
 - b. Convenient service sector amenities
 - c. Community meeting spaces (indoor & outdoor)
 - d. Adequate parking facilities for all activities

8. Growth:
 - a. Opportunities for new construction on unimproved building site areas
 - b. Potential for relocating Transportation and Building Services departments to better utilize existing site. (Relocation sites are yet to be determined and will not be a part of this study).
 - c. Intentional planning for diversity, equity and inclusion
 - d. Intentional planning for future technology opportunities

9. Benchmark assessment/evaluation of current campus use vs. potential long-term opportunities based on:
 - a. Logistics
 - b. Financial commitment
 - c. Growth
 - d. Identified greatest needs
 - e. Assessment of site usage relative to capacity/potential of site and surrounding area

List of Attendees:

Vidhi Danak (Me)

Lisa Walker (Host)

Bruce Dotson, observer

Josh Poulin

Jack Clark

Tatia Prieto, Prismatic Services

Thomas Martineau

Jen Perry

Jim Henderson

Hilary Vickerman

Sumi Sarin

Ted Ohl - Schuler Shook

Bill Bradley - Stantec

Caitlyn Wetzel

John Chadwick

Elizabeth Tuico , ELLANA Cost Consultants

Kalyn Huffman | Apple Designs, Inc.

Bob Kuhns, Mead & Hunt

Kevin Whitney

Mike Ross

Emily McCoy, Design Workshop

James Boyd

cbearman@dlrgroup.com

Craig Kotarski

Jaci Warnick - Stantec

kylan shirley

Kwame Bailey | DLR Group

Questions and Answers:

Question:

Campuses and buildings seem haphazardly located. Are you looking for clarity or a consensus on what should be priorities for future direction?

Answer:

Yes. We are looking for help articulating the best possible vision for this large parcel in the next twenty to third years, that we may be able to work towards that vision as possible.

Question:

What kind of a firm are you looking for? One that coordinates subcontractors, looking at different aspects of the planning, or an architect that handles all?

Answer:

Usually an Architect or Engineer that can sub out to other qualified contractors if they feel it is needed.

Question:

How did you get to this point? Were other contractors helping with direction previously?

Answer:

Discussions on possible relocation of Building Services and/or the VMF facilities was leading to very different answers on what the best use of the area would be. Each stakeholder group has different priorities or visions for the area, and we realized that we need a single, cohesive vision to work towards for the future.

Question:

Stakeholder engagement. Is that within ACPS, or within the broader community?

Answer:

Our primary focus is the students, parents, and staff of those schools. However, as we are paid for by tax dollars, we have considered and would like to be able to include other community members in the area, possibly at a lower weight than those directly using the area.

Question:

The title is Lambs Lane/Albemarle High School Master plan. That seems confusing and limiting to just the high school. Does the project include other schools?

Answer:

Yes, the work includes Greer and Jouett, as well as the facilities in the area.

Question:

Is space needed for the schools (enrollment) part of this study?

Answer:

Right now, these schools are not facing challenges to enrollment. Projected enrollment numbers will be provided to the awarded bidder, but space improvements are not currently part of the project scope.

Question:

Are there traffic studies done?

Answer:

We have not done any traffic studies since improvements at Greer. We would expect a traffic study to be part of this project.

Question:

Do you have an approximate budget for this planning effort?

Answer:

\$100,000

Question:

Can you share what is driving the April deadline?

Answer:

The interests of stakeholders and our Long-Range Planning Committee in making optimal short-term decisions to support long-term plans and options.