



ADDENDUM TO SOLICITATION/OFFER AND AWARD

1. ADDENDUM NO. 1	2. EFFECTIVE DATE 06/01/2026	3. SOLICITATION NUMBER RFQu 26-04	4. SOLICITATION DESCRIPTION Workforce Development Center Design-Build
5. ISSUED BY: LAKE-SUMTER STATE COLLEGE Robert Schoepe Director, Procurement and Auxiliary Services 9501 U.S. HWY 441 Williams-Johnson Bldg./room 331 Leesburg, Florida 34788-3950			

7. TYPE OF ACTION REQUESTED

Check one:

- A. THE CHANGE ORDER IS ISSUED TO INCREASE/DECREASE FUNDING AMOUNT AS SET FORTH IN ITEM 8 BELOW:
- B. THE ABOVE NUMBERED SOLICITATION IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES SET FORTH IN ITEM 8 BELOW:
- C. OTHER (Set forth in Item 8 below)

ATTENTION RESPONDENTS: IS REQUIRED TO SIGN THIS DOCUMENT AND RETURN 1 ORIGINAL SIGNED COPY .
 IS NOT REQUIRED TO SIGN THIS DOCUMENT AND RETURN 1 ORIGINAL SIGNED COPY .

8. DESCRIPTION OF ADDENDUM:

Due Date and Time Confirmation:

Milestone #3 of the Calendar of Events / RFQu Timeline on page 3 of the RFQu document shall have a Qualification Submittal Packages Due Date of **Tuesday, 06/16/2026 at 2:00 PM (EST)**.

Questions and Responses are listed below:

- 1) Please confirm the location of the site.
The location is listed as the Leesburg Campus at 9501 U.S. Highway 441, Leesburg, Florida, 34788. The site is north of Parking Lot B and south of the Clifford B. Stearns Library and Learning Success Center.
- 2) Could you please confirm if the required attachment forms A-I will be included in the 40-page limit? Or do they fall under the excluded etc.?
The required attachments (A thru I) are 10 pages and assigned to Tab A. Attachment G for references is 1 page. There are 5 references requested resulting in these 5 additional pages assigned to Tab G. With 10 pages of required attachments and 5 pages of reference forms, there is a 15-page exclusion from the 40-page limit to the Statement of Qualification as referenced on page 27 of the RFQu document.
- 3) Is the Architectural firm utilized to develop the DCP excluded from the next step in the process?
The Design Criteria Professional provides architectural services associated with the Design Criteria Package which is instrumental to the next step in the process. It is the intent of the College to utilize the Design Criteria Professional, as an Owner’s Representative and Advisor to the College throughout the Project. As per Florida Statute 287.055, the DCP shall not participate on the contracted Design-Build Team.

Questions and Responses continued:

- 4) For the purposes of the \$16,000,000 budget, please confirm FF&E is not included.
The FF&E (Furniture, Fixtures and Equipment) is not part of the budget amount.
- 5) Please confirm if this is the prevailing wage project.
The funding source does not designate it as a prevailing wage project.
- 6) Does LSSC cover the impact fees from Lake County for permits, or are those to be included within the \$16,000,000 budgeted for the selected Design-Build team.
The estimated cost of the permits should be included in the proposal associated with the RFP second phase. The college may designate its preference in the Design Criteria Package.
- 7) Is there a particular program timeline that is required by the college such that it would impact our Current Workload Capacity consideration? For example: the design and construction must be completed by June 2028.
The College has not yet finalized construction expectations. However, the estimated date that construction would be substantially completed is June 1, 2028.
- 8) Can you please clarify the expected detail level required in Step 2 - "Preliminary All-inclusive GMP"? In discussion with our design partners, we want to be sure that we can provide as accurate a pricing proposal as possible for the College's budget considerations without being held to a GMP for building that is only conceptually designed.
Details for the Step-2 evaluation criteria will be provided in the RFP released to the shortlisted respondents selected from the RFQu Step-1. The evaluation criteria pertaining to the RFQu Step-1 is focused on qualifications.
- 9) Are additional details available for the nature of the Workforce Program that would inform our selection of project references? E.g. Engineering and mechanical studies vs. medical studies
The Workforce curricula will require general classroom space and potentially a makerspace or other related areas.
- 10) Will the Design Criteria Package require any third-party certification mandates, such as LEED or Green Globes?
At this time, the College does not seek a Sustainable Rating/System. However, it is the intent to have an energy-efficient building including LED lighting. More information will be provided in the RFQu Step-2 Design Criteria Package.
- 11) Please confirm what tonnage the existing central energy plan can accept before reaching capacity?
This information is not applicable to Step-1 and may be addressed in the RFQu Step-2 (RFP phase) when the Design Criteria Package is provided.
- 12) Would LSSC consider a DX unit as an alternative for HVAC?
No. Alternatives will be provided in the RFQu Step-2, Design Criteria Package.

9. AUTHORIZED SIGNATURES REQUIRED

IF REQUIRED AS INDICATED UNDER SECTION 7, COMPLETE THE INFORMATION REQUESTED BELOW AND INCLUDE A COPY OF THE SIGNED ADDENDUM IN YOUR SUBMITTAL PACKET AS INSTRUCTED IN THE SOLICITATION DOCUMENTS.

Company Name

Your Name and Title

Signature

Date Signed