



Facilities Design & Construction

ADDENDUM NO. 1

*(Supplement to RFQ #25-091 issued for Construction Manager at Risk Services
New GSA Facility & Wake County Office Park Redevelopment Project)*

Notice to: Prospective Respondents

This addendum contains the following clarifications and responses to questions received regarding the original RFQ and is issued prior to receipt of submission packages to be submitted to the County.

Receipt of this addendum by respondents must be acknowledged on the cover letter / executive summary to be submitted with CM firm qualifications packages. *(Failure to acknowledge addenda that have been issued by the County can be cause for rejection of the respondent's submission.)*

Clarification #1: *(noted at Pre-Submittal meeting held 10/3/25 and on distributed agenda)*

Please provide ten (10) printed copies of qualification submittals rather than the nine (9) noted in original RFQ. (An additional County staff member was added to review as part of selection committee.)

Clarification #2: *(noted at Pre-Submittal meeting and on agenda)*

The Appendix A Master Plan Report noted as “available per request” in the RFQ refers to an excerpt from the County’s Long Term Administrative Master Plan document titled “*Future Site Test Fits*” dated May 17, 2023. Question was asked at pre-submittal meeting about distributing this information broadly and document is attached for reference as part of this addendum.

Question #1: --- *(asked at Pre-Submittal meeting)* Phasing – Is work depicted in initial phase anticipated to be part of one single grand opening?

Yes.

Question #2: --- *(asked at Pre-Submittal meeting)* Presentation slides – Will the slideshow information presented at pre-submittal meeting be made available or distributed?

Yes. The slides presented at pre-submittal meeting by Tod Dalton from CPL are attached for reference as part of this addendum.

Question #3: --- Please provide clarification on the current number of personnel working in each building: Rural Economic Development, Wake County Commons and NC Cooperative Extension.

Note that plan is for these buildings to be vacated prior to start of construction and swing space planning for that purpose is underway now. Staff noted below would be moved out of those buildings and not be housed onsite during construction:



Facilities Design & Construction

- *Rural Economic Development building: 35 staff*
- *Wake County Commons: staffed only sporadically for events. Security and Housekeeping staff are occasionally onsite depending on daily need, 2-3 people.*
- *NC Cooperative Extension: 54 staff (10 staff for Soil & Water, 44 FTE's for Cooperative Extension)*

Question #4: --- Will temporary office accommodations be needed for any of these individuals, or does the County have plans for temporary relocation?

No temporary accommodations onsite will be needed as occupants currently housed in those affected Office Park buildings will relocate into offsite swing space for duration of construction. (Related to question #3 response above, CPL is assisting the County now with that swing space planning.)

Library Admin facility (to south of Cary Drive and just north of Olivia Raney Library) however will remain operational onsite and relocate only after their new facility is completed. (building location is shown in last slide titled "Site Coordination and Logistics" from the attached pre-submittal meeting presentation)

Question #5: --- If relocation is required, do Wake County Commons or NC Cooperative Extension have space available to support temporary offices?

This won't be needed. Per above, the current plan is for all occupants in Agricultural Services, Rural Center, and Commons Building to be moved offsite into swing space prior to any demo/construction work beginning onsite.

Question #6: --- How many parking spaces will need to be maintained throughout the construction period?

No parking for staff would be needed within construction area north of Cary Drive as affected buildings there will be vacated. Existing parking at Library Admin and areas to south of Cary Drive for Olivia Raney Library would need to remain during construction as would drive access to adjacent Historic Oak View Park.

Question #7: --- Could you share the proposed finish floor elevations for the new buildings in relation to existing grades?

This is TBD. Site survey work is in progress now and the project is still in early design phase so those finish floor elevations have not been set. Elevations will be determined as schematic design progresses with survey data (once established) and final building shape and placement.



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Question #8: --- Is precast construction a viable option for the parking garage?

This would be a topic the project team will address as design progresses and schedule and budget concerns are studied in greater detail. Early planning has noted the parking garage as cast in place concrete construction for performance and maintenance concerns.

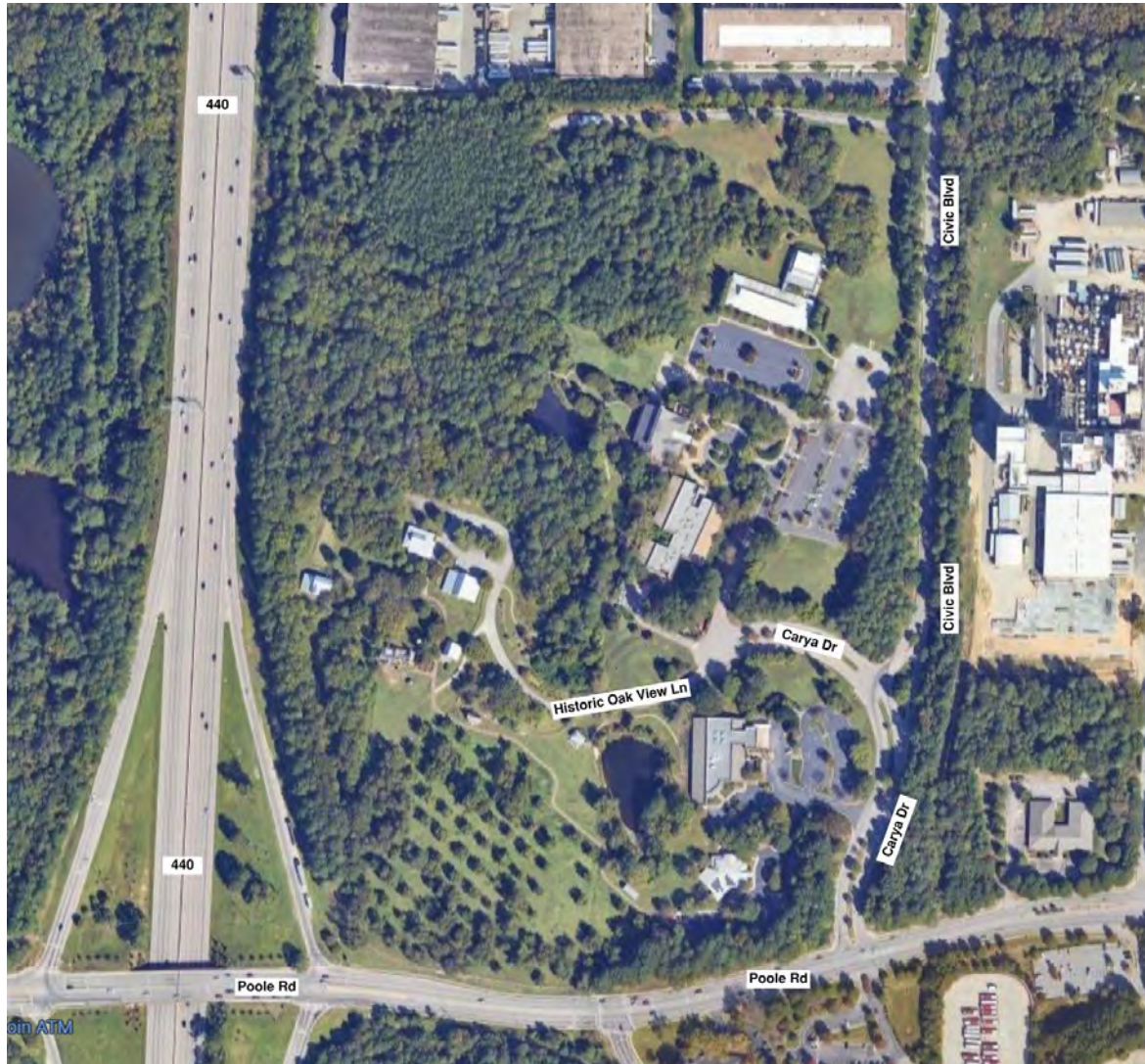
Question #9: --- What measures are needed for water / runoff protection in the designated “wet” area?

This is also TBD and would be addressed as design progresses. Wetland delineation and survey is in progress so site measures required have not yet been determined / established.

*** End of Addendum 1 ***

Attachments: -- “Future Site Test Fits” excerpt from Master Plan dated May 17, 2023
-- Five (5) page pdf document presented onscreen at Pre-Submittal Meeting held 10/3/25

Reimagined Office Park



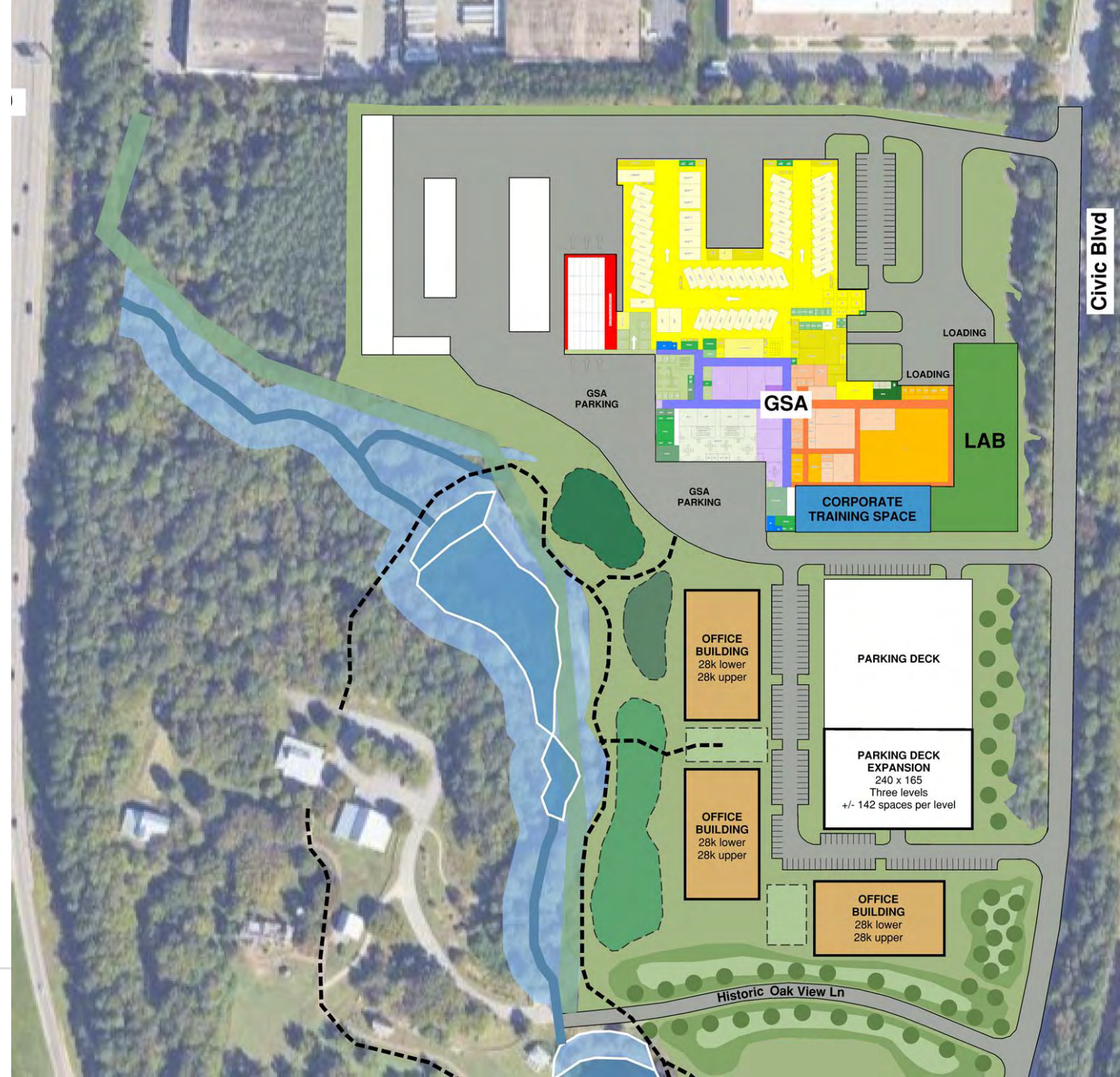
Development Phase-1

- Dedicated access drive and new buffer for the Park.
- Realigns + straightens Civic Blvd.
- New GSA + Library Administration + Corporate Training facility moves to more favorable topography and access.
- New three-tier parking deck w/ 540 spaces.
- Site development prepares pads for future office buildings.
- Favorable zoning with warehouse and fleet uses adjacent to industrial.

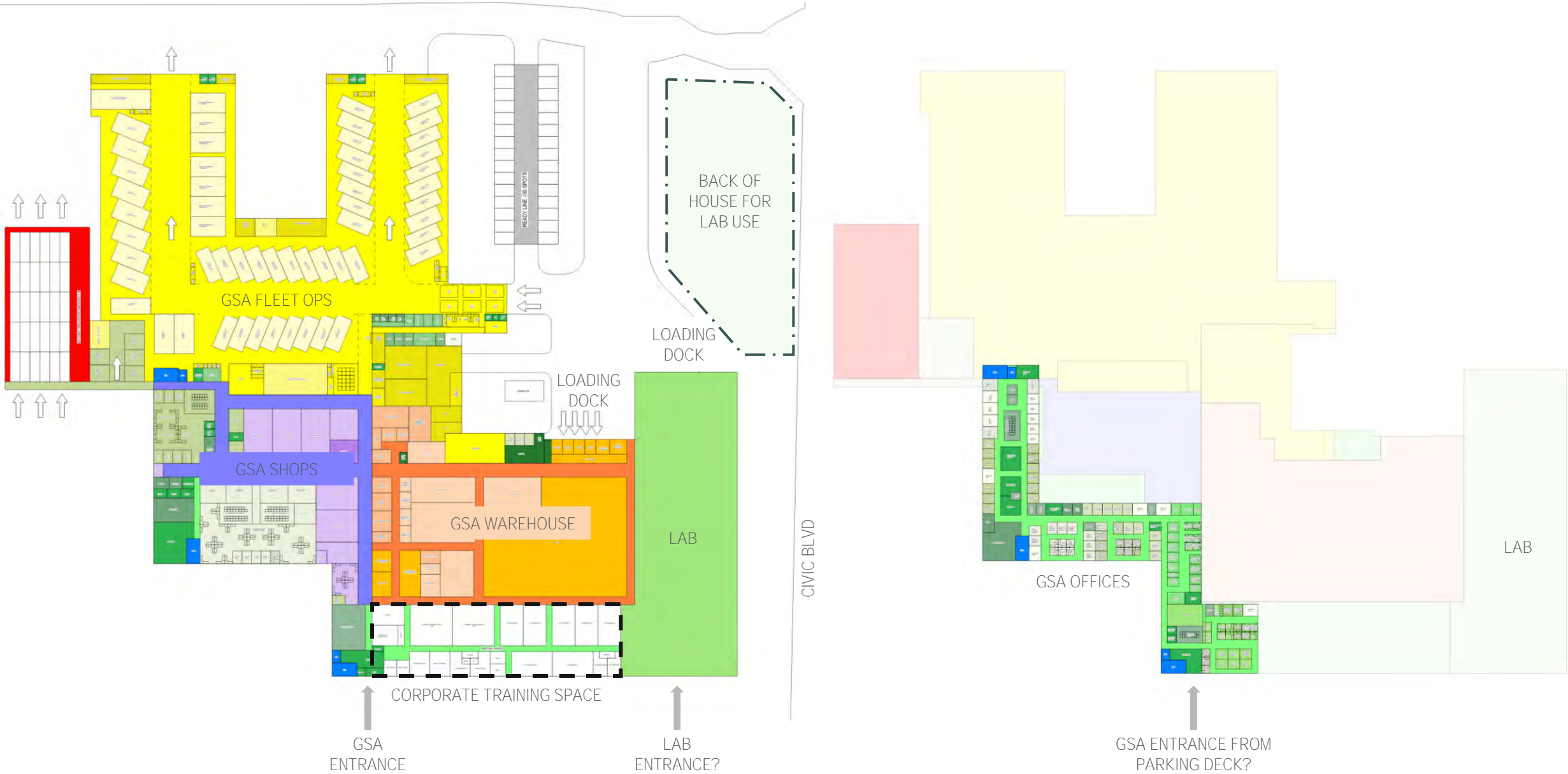


Development Future Phase Opportunities

- Potential for three County Office Buildings, each with two stories and 56,000 SF total.
- Parking deck expansion to serve the County Office Buildings w/ 426 spaces.
- Site amenities – buffer and trails.



In-Progress Blocking Diagrams



Site Coordination & Logistics

Existing access to Civic Blvd

Rural Center to be demolished

Commons Building to be demolished

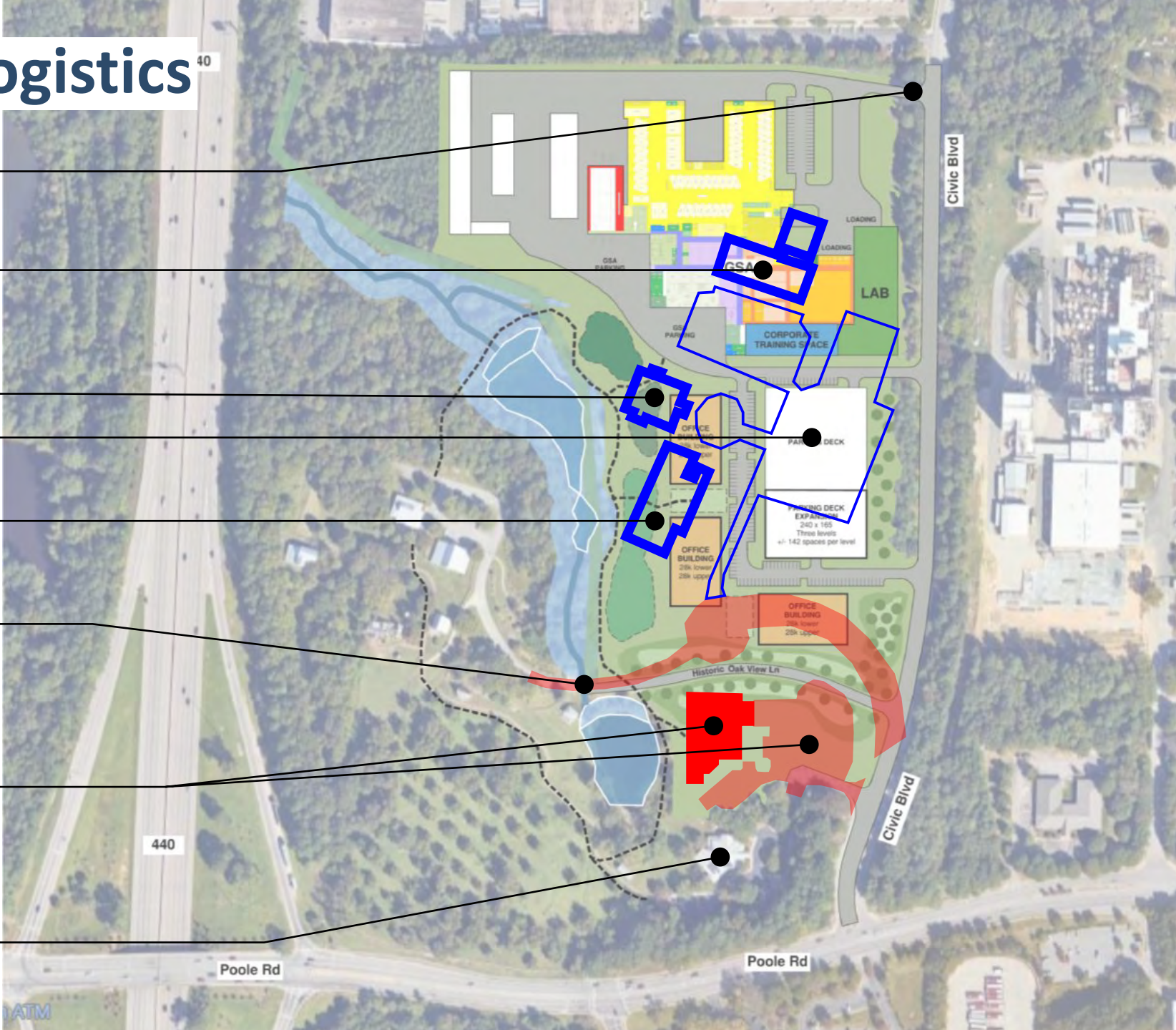
Parking lots and drives to be demolished

Agricultural Services Building to be demolished

Park access to be provided throughout construction

Existing Library Administration Building (LAB) and associated parking to remain for duration of new building construction. Demolition will take place after LAB moves into the new building

Olivia Raney Library, parking, and access to remain during and post construction





Perkins&Will

TRANSYSTEMS

Wake County GSA

Future Site Test Fits

May 17, 2023

Agenda

Project Overview

Future Site Assumptions

Site Selection

Test Fit Scenarios

Base Case

Scenarios

Order of Magnitude Cost Estimate

Conclusions

Questions/Next Steps

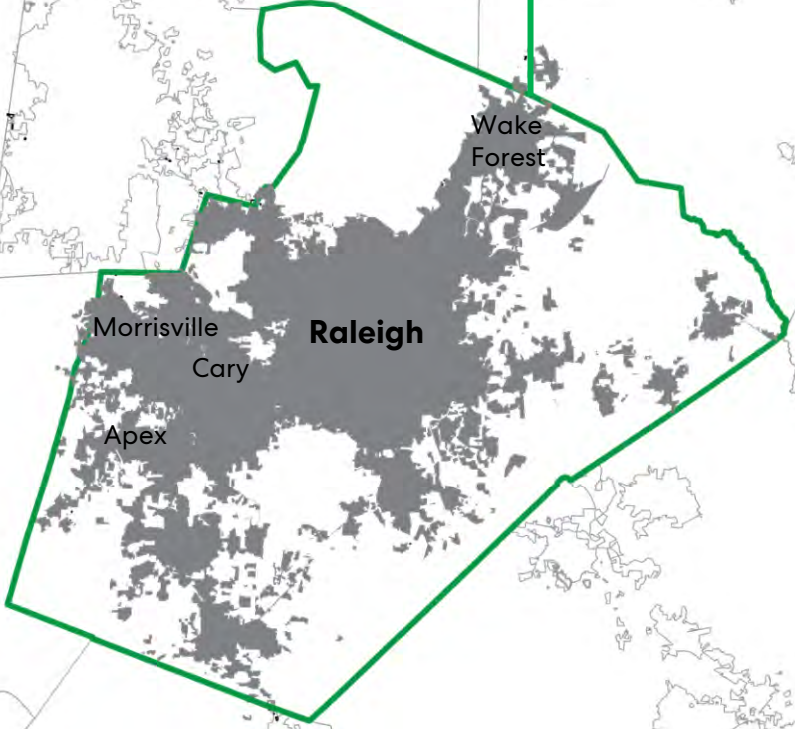
Project Overview

Determine and assess the most ideal grouping of General Service Administration and Facility and Field Services Functions to a new, less congested and more accessible location.

Future Site Assumptions

Future Site Assumptions: Development Regulations

Wake County

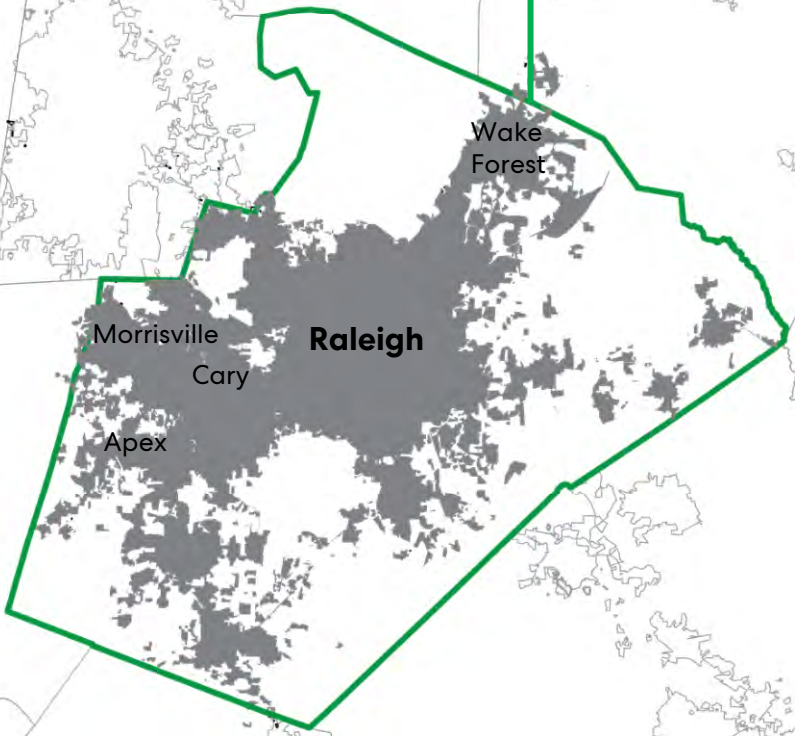


Assumed Parcel Data

- Planning Jurisdiction** Wake County
- Zoning** General Business District (GB)
- Adjacent Zoning** TBD
- Land Use** Government
- Overlay District** None

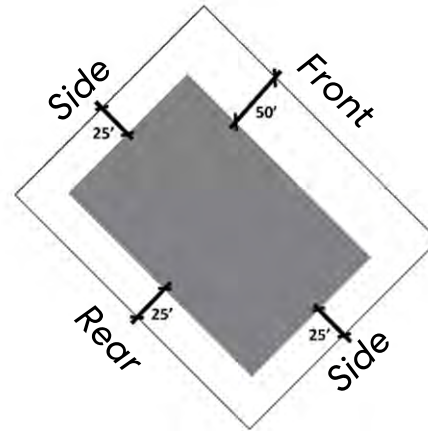
Future Site Assumptions: Development Regulations

Wake County



GB Zoning District Regulations

Setbacks



Front + Corner Front: 50ft

Side: 25ft

Rear: 25ft, 50ft from right-of-way

Max Impervious Coverage None

Max Building Height (feet) None

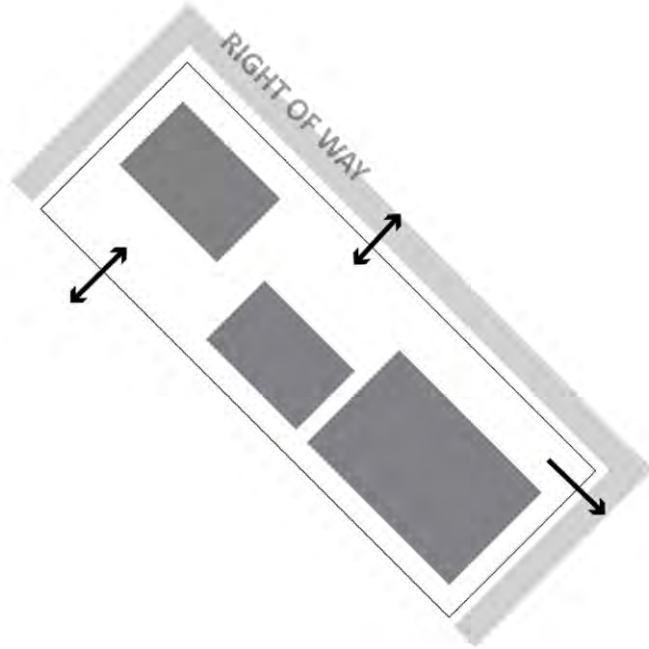
Off-Street parking and loading zones will be required

Tree and Vegetation Protection Limited

Side and Rear parcel lines 25ft min. length

Site Access and Circulation

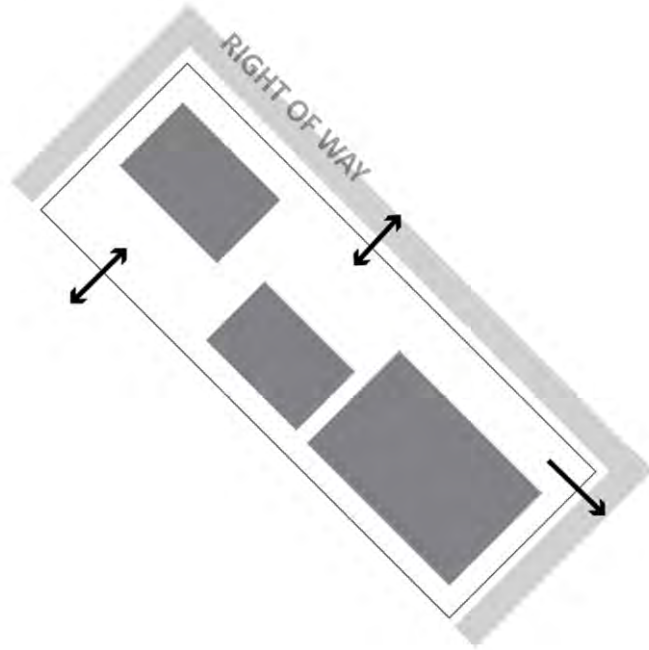
Vehicular and Pedestrian



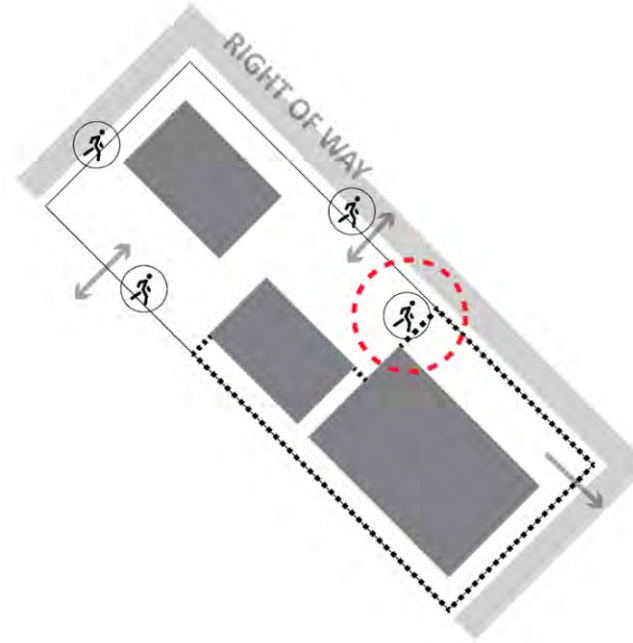
Multiple points of site **vehicular** ingress and egress should be anticipated.

Site Access and Circulation

Vehicular and Pedestrian

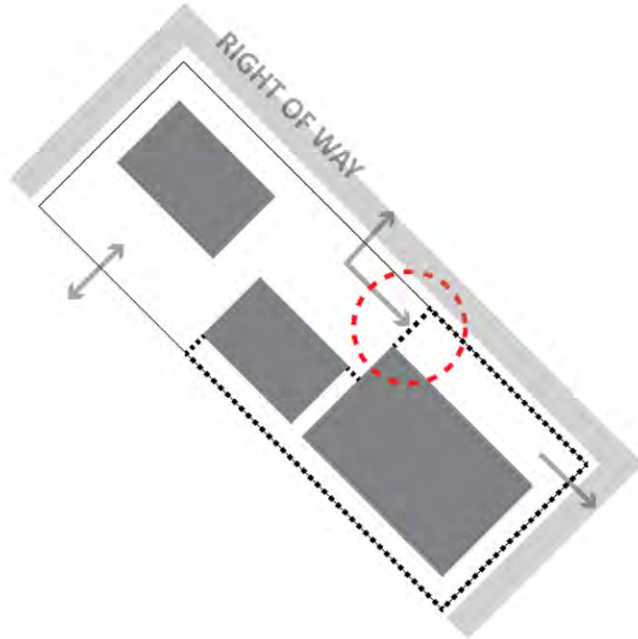


Multiple points of site **vehicular** ingress and egress should be anticipated.



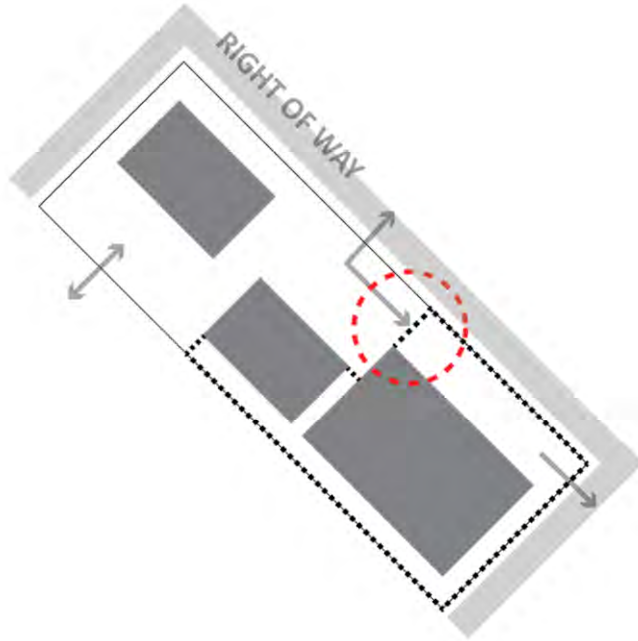
Pedestrian access to the site should be anticipated **from the right of way** to all public program spaces. **Secured pedestrian access** should also be provided.

Security

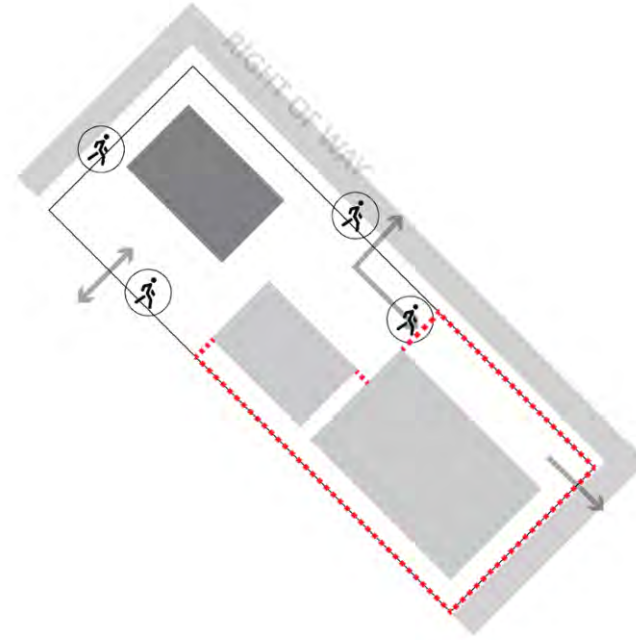


A **secured access point** from a public right of way may need to be included. Alternatively, there could be a **secured access to the secured parking facility** within the site.

Security



A **secured access point** from a public right of way may need to be included. Alternatively, there could be a **secured access to the secured parking facility** within the site.



The **Administrative Department** will be the only facility that will have a **public face and public parking**. All other facilities will be secured, with authorized vehicular and pedestrian access points for employees and authorized users.

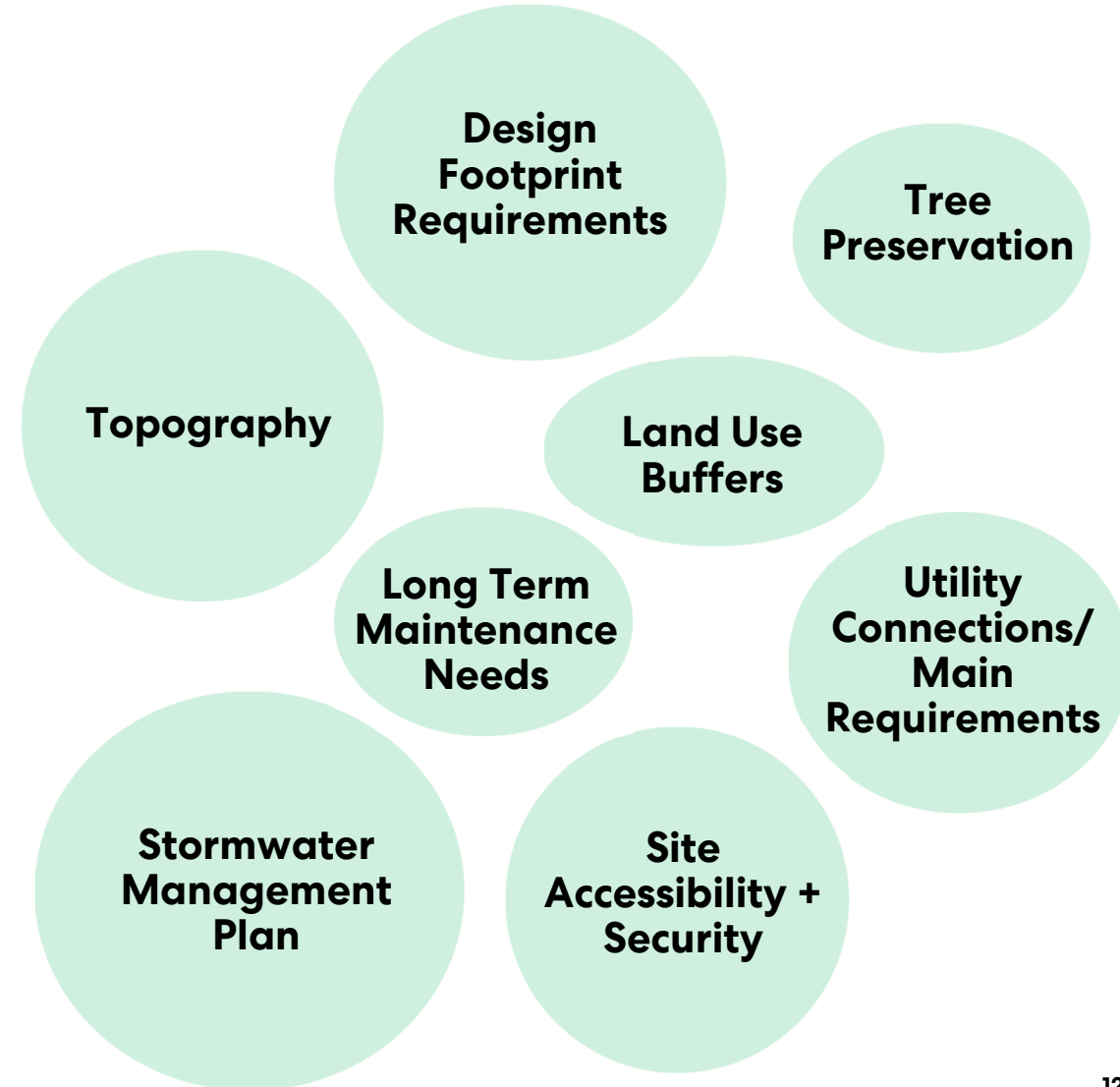
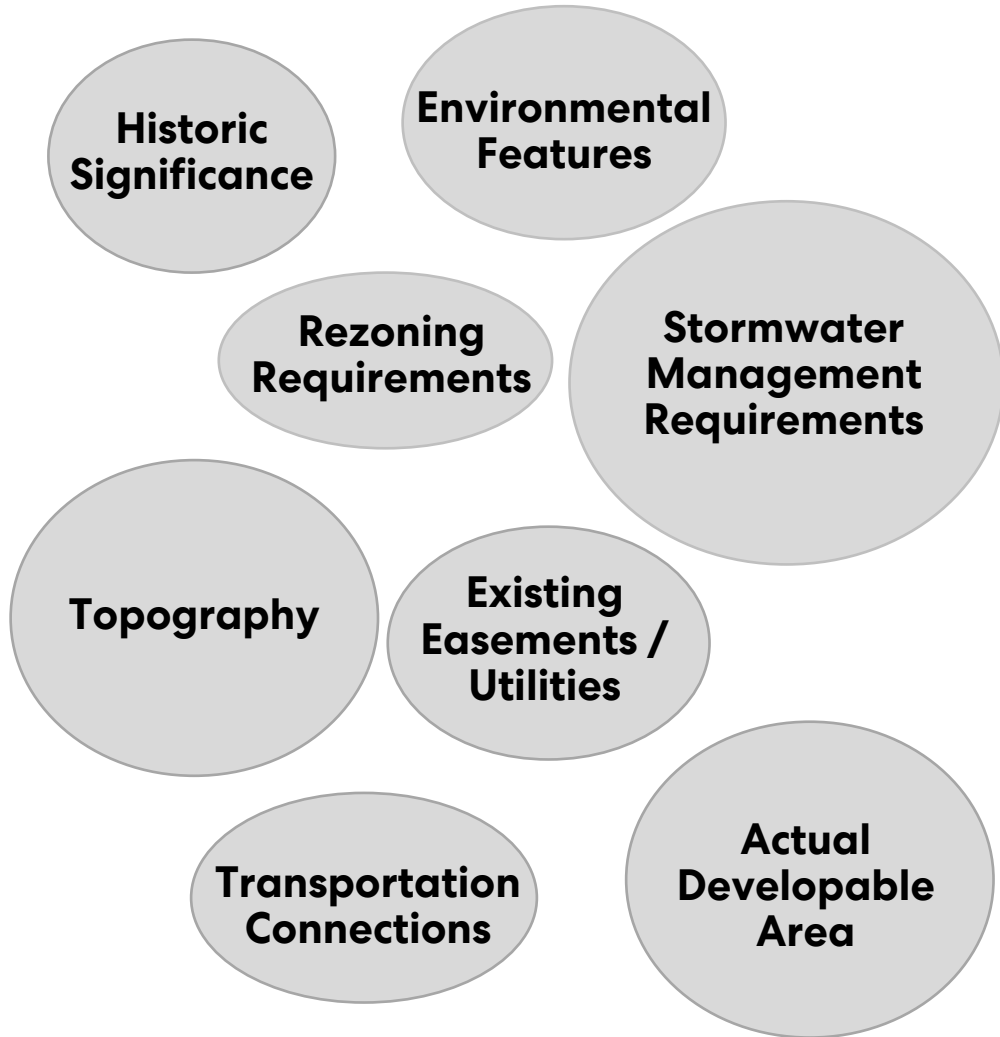
Site Selection

Future Site Assumptions: Parcel Selection Considerations

SITE SELECTION CONSIDERATIONS



SITE DESIGN CONSIDERATIONS

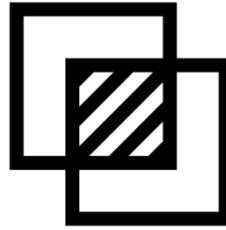


Site Selection: Cost Considerations



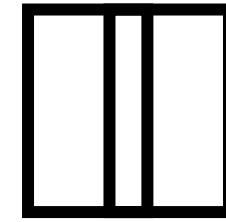
Zoning

If the parcel is required to be rezoned, **additional effort will be required.**



Overlay District

If the parcel is within an overlay district, **additional criteria will apply.**



Buffer Yard

Buffer widths are **dependent on the adjacent parcel** land use.



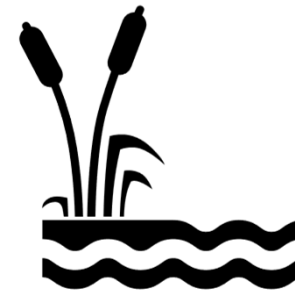
Water Supply Watershed

If the parcel is within a Water Supply Watershed, **significant restrictions on impervious coverage and stormwater management will apply.**



Building Foundation Design

If the parcel has **flood prone soils present**, the **cost of designing/constructing** building foundations could be impacted.



Environmental Features

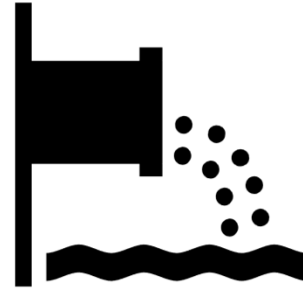
If environmental features such as a **floodplain**, **wetlands**, **protected aquatic species**, or a **USGS stream** are present on site, this portion of the parcel will not be considered as part of the usable development area.

Site Selection: Cost Considerations



Stormwater Management Plan

Required for all greenfield sites. Some form of stormwater management is likely to be required for developed parcels but may be less substantial than those required on greenfield sites.



Stormwater Control Measures (SCMs)

Underground SCMs are **useful when the usable area of a site is restricted.** They are **significantly higher cost** than surface level SCMs.



Tree Preservation

May be required. **Preserved areas will not be considered as part of the usable development area.**



Traffic Impact Analysis (TIA)

Anticipated to be required.

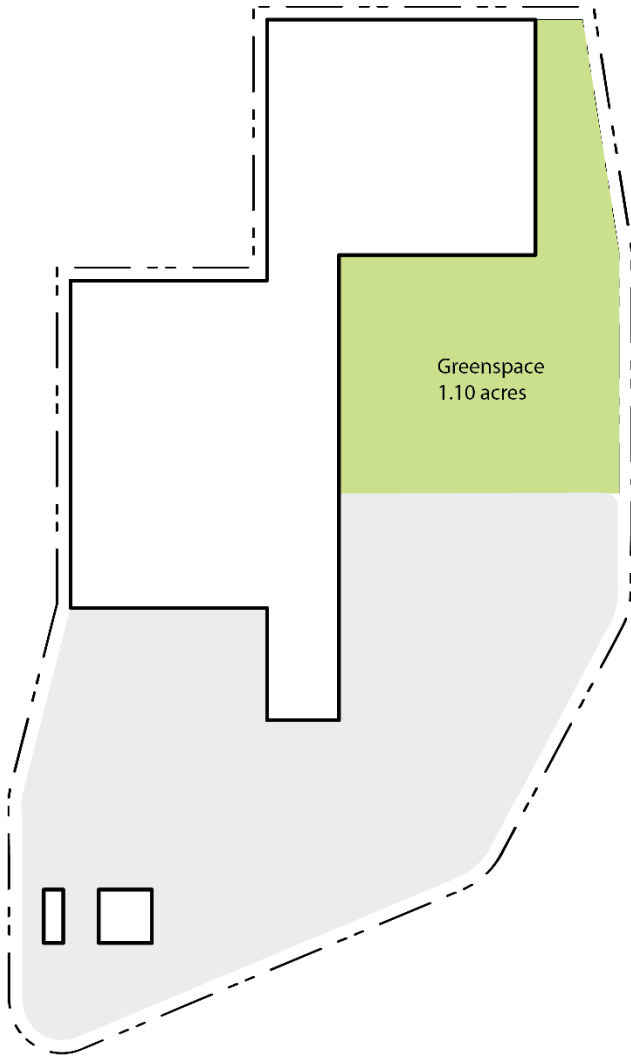


Historic Use or Registration

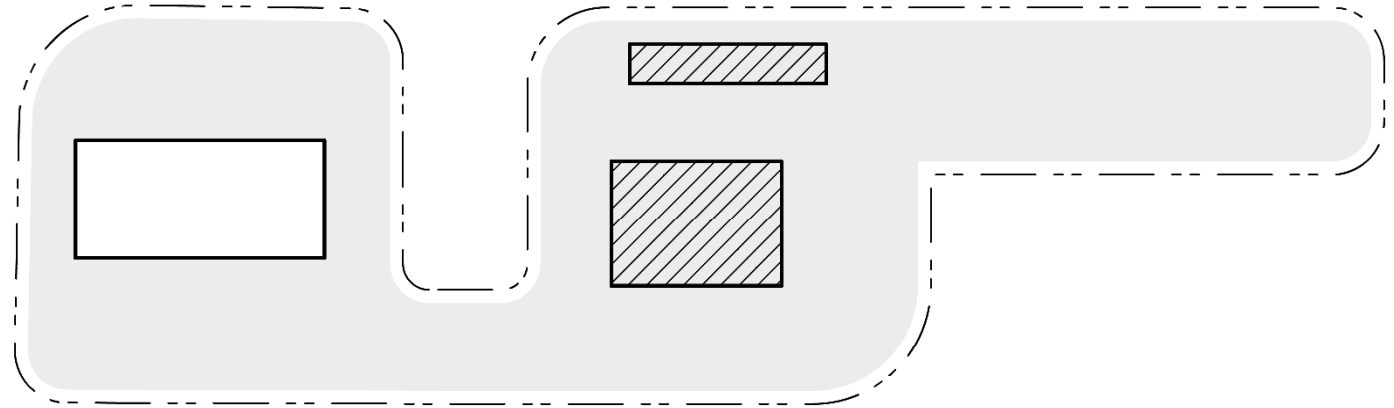
If the parcel has been registered with SHPO or has a known historic use additional development costs may be incurred.

Test Fit Scenarios

Test Fit Scenarios: Base Case – GSA Existing Campuses Combined

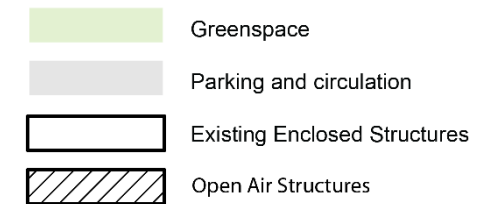


LOCATION 1 - GSA Main Headquarters
 Building SF: 123,00 square feet
 Total Area: 260,000 square feet (5.97 acres)



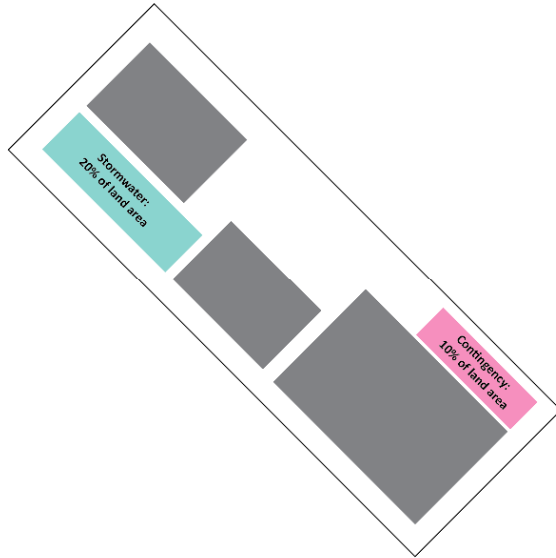
LOCATION 2 - Wake County Landfill
 Building SF: 15,800 (0.36 acres)
 Open Air Structures SF: 17,700 (0.41 acres)
 Total area: ~210,000 square feet (4.82 acres)

Totals (both sites combined)
 Building SF: 139,00 square feet
 Land Acreage: 470,000 square feet (10.79 acres)
 Parking Spaces: Approximately 270 (total)



Test Fit Scenarios: Assumptions

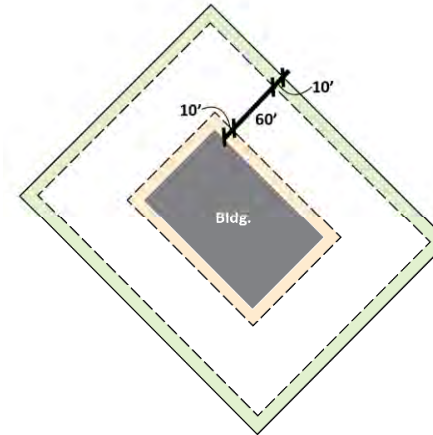
Stormwater & Contingency



In addition to building and parking footprints:

- 20% of the overall land area for stormwater management
- 10% of the overall land area for general contingency

Parking & Contingency



Landscape Buffer: 10ft

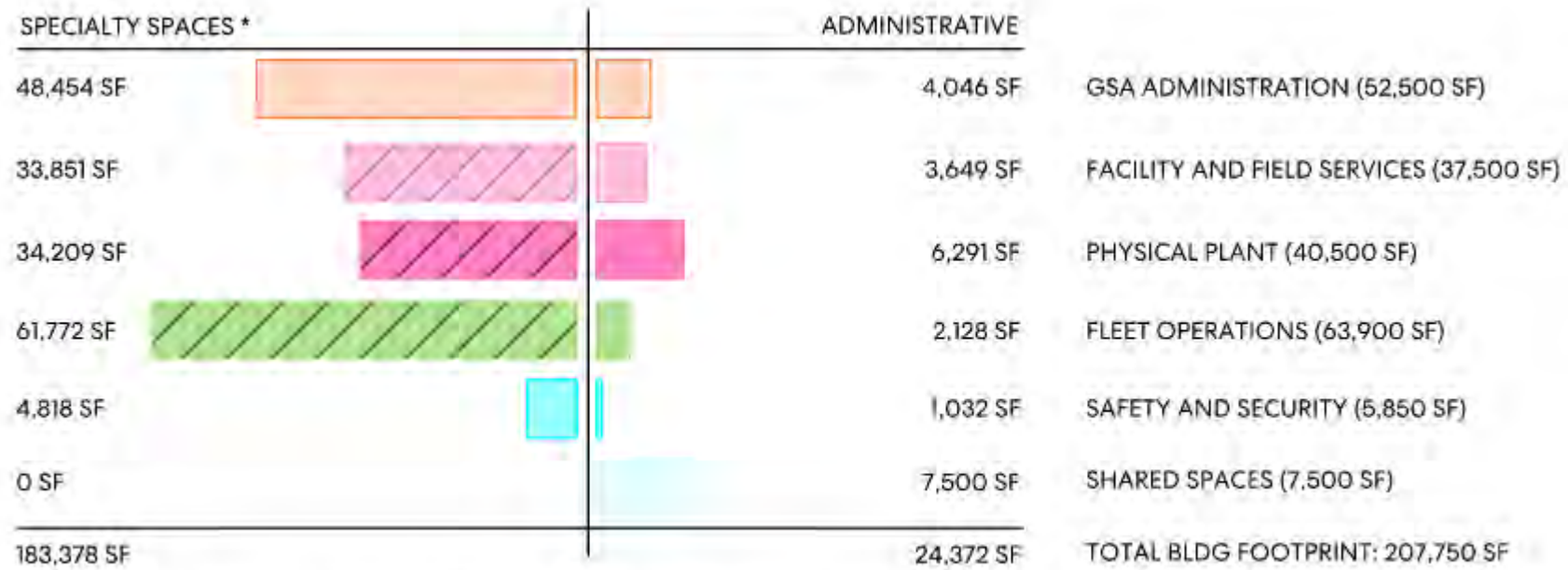
Parking Bay: 60ft

Building-side Circulation: 10ft

Demand calculated using 3 spaces per 1,000sf of office/admin space

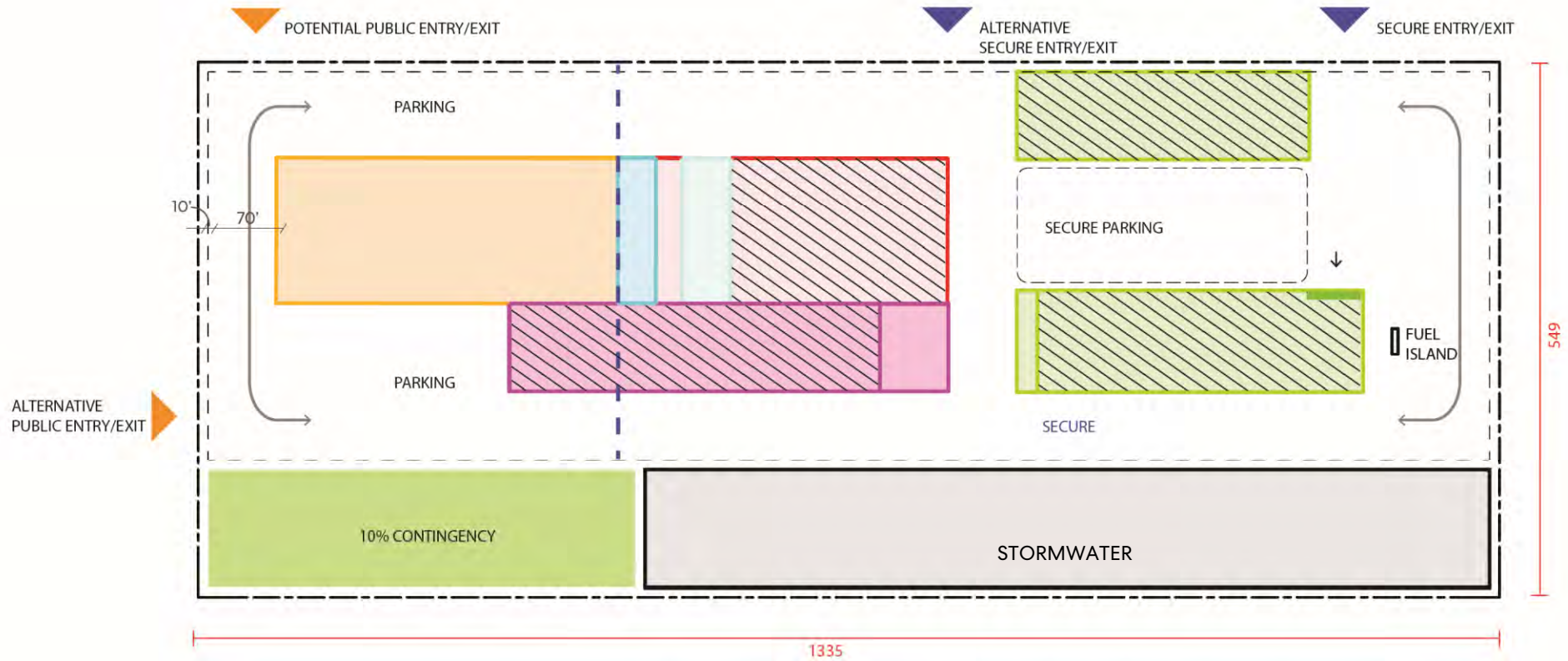
- Each scenario accommodates more than 400 parking spaces.
- More efficient parking layouts than current sites.
- With slight building adjustments, space provided for parking structure in each scenario.

Test Fit Scenarios: GSA Program Space Distribution



* HATCHED AREAS REPRESENT WAREHOUSE AND/OR OPEN AIR STORAGE

Test Fit Scenarios: Scenario 1 – Linear Arrangement



Total land area required:
732,254 square feet
(16.81 acres)

Parking:
Public parking spaces: 264
Secure parking spaces*: 324
Total estimated parking spaces: 588

*Secure area can be adjusted.



	GSA Administration/support(52,500 square feet)
	GSA Facility and Field Service(37,500 square feet)
	GSA Physical Plant(40,500 square feet)
	GSA Fleet Operations with Oper Air Structure(63,900 square feet)
	GSA Safety and Security(5,850 square feet)
	GSA Shared Spaces(7,500 square feet)
	Stormwater(104,840 square feet)

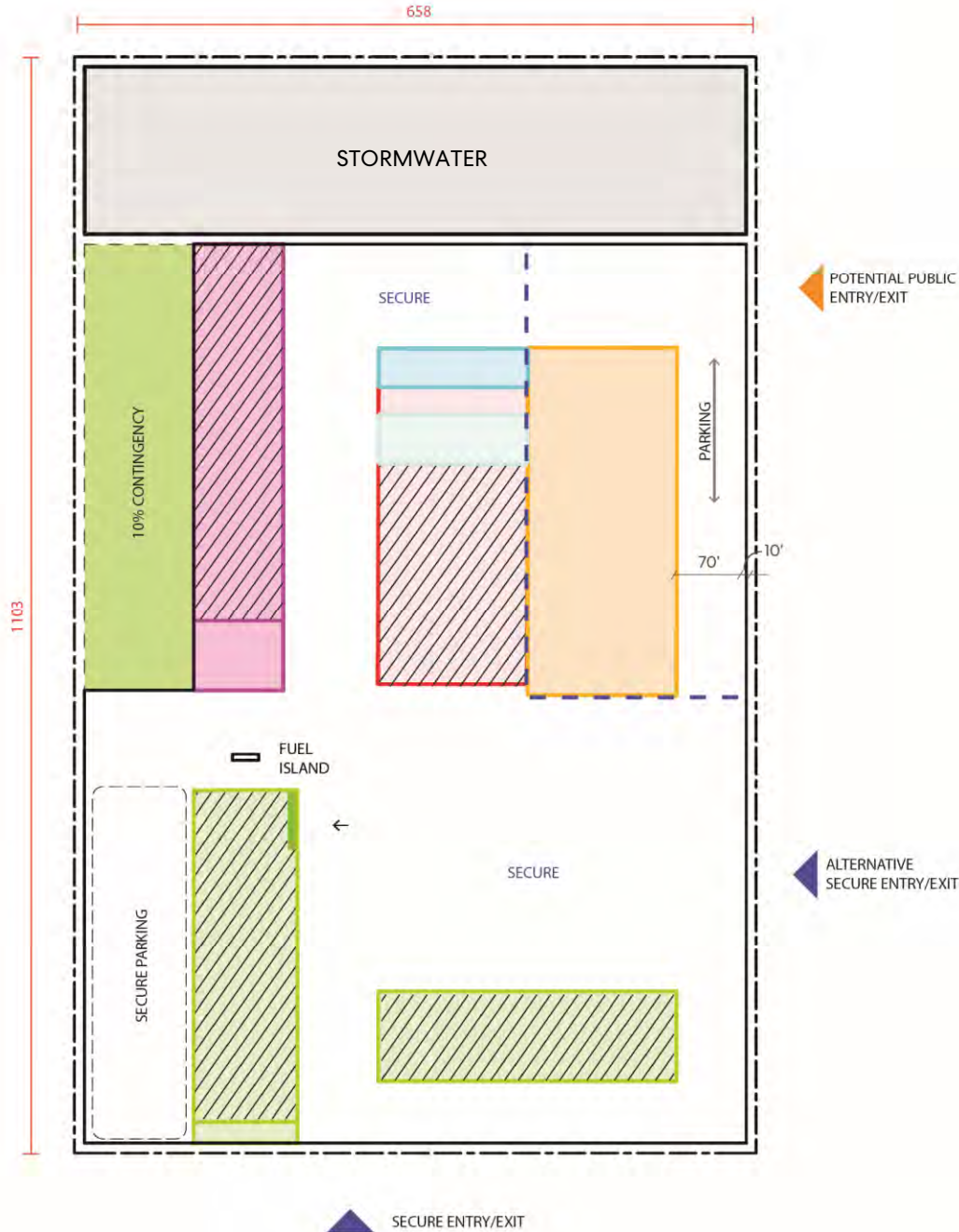
Total Bldg. Footprint: 207,750sf

Test Fit Scenarios: Scenario 2 – Rectangular Arrangement

Parking:
Public parking spaces: 110
Secure parking spaces*: 474
Total estimated parking spaces:
584

*Secure area can be adjusted.

Total land area required:
756,027 square feet
(17.36 acres)



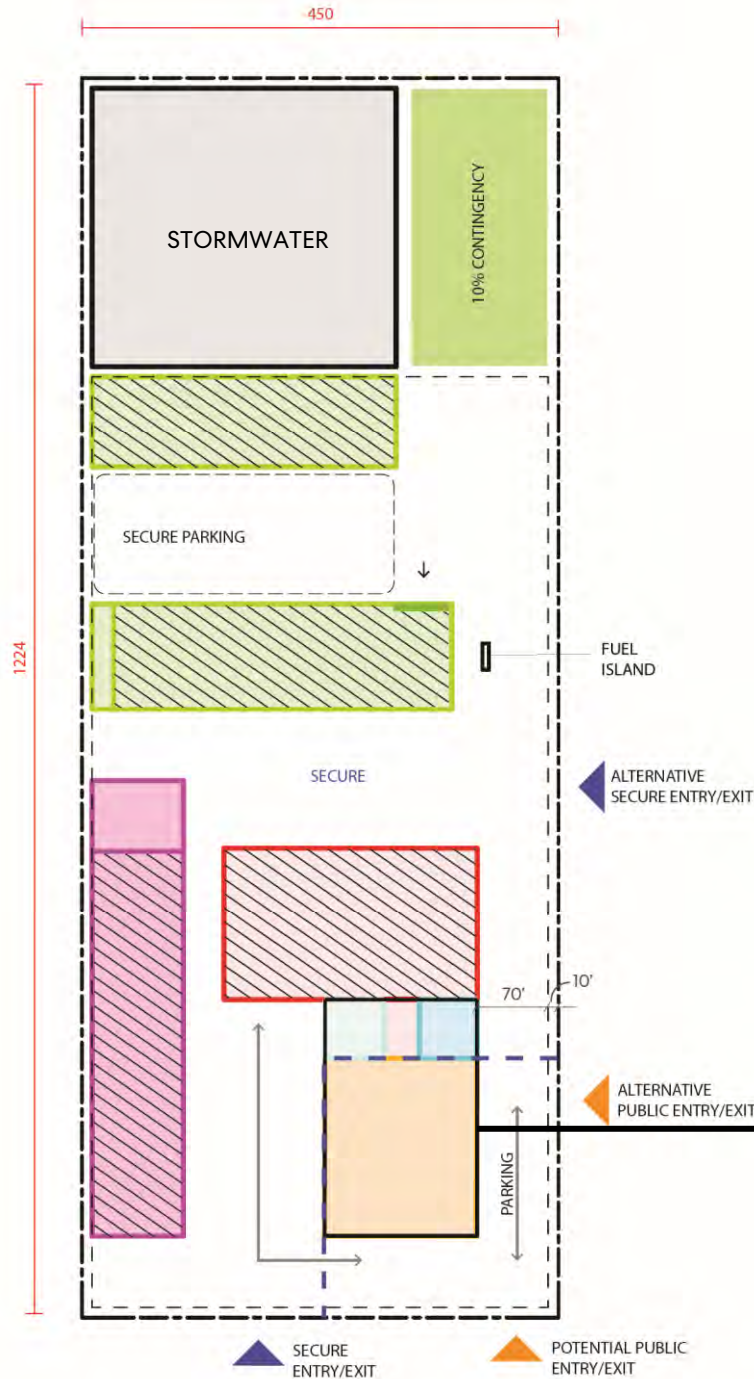
- GSA Administration/support(52,500 square feet)
- Spec./Admin.** GSA Facility and Field Service(37,500 square feet)
- Spec./Admin.** GSA Physical Plant(40,500 square feet)
- Spec./Admin.** GSA Fleet Operations with Oper Air Structure(63,900 square feet)
- GSA Safety and Security(5,850 square feet)
- GSA Shared Spaces(7,500 square feet)
- Stormwater(110,542 square feet)

Total Bldg. Footprint: 207,750sf

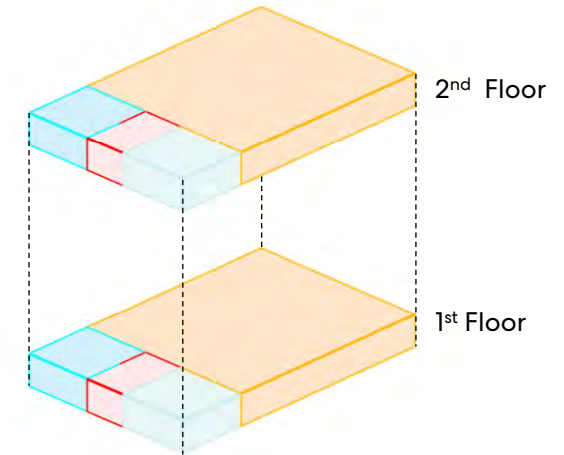
Test Fit Scenarios: Scenario 3 – Stacking Arrangement

Parking:
Public parking spaces: 80
Secure parking spaces*: 295
Total estimated parking spaces: 375
*Secure area can be adjusted.

Total land area required:
575,365 square feet
(13.20 acres)



- GSA Administration/support(52,500 square feet)
- Spec. Admin. GSA Facility and Field Service(37,500 square feet)
- Spec. Admin. GSA Physical Plant(40,500 square feet)
- Spec. Admin. GSA Fleet Operations with Oper Air Structure(63,900 square feet)
- GSA Safety and Security(5,850 square feet)
- GSA Shared Spaces(7,500 square feet)
- Stormwater(76,528 square feet)
- Enclosed 2-floor Structure



*Stacked Program for Admin. Spaces
Bldg. Footprint: 34,950sf*

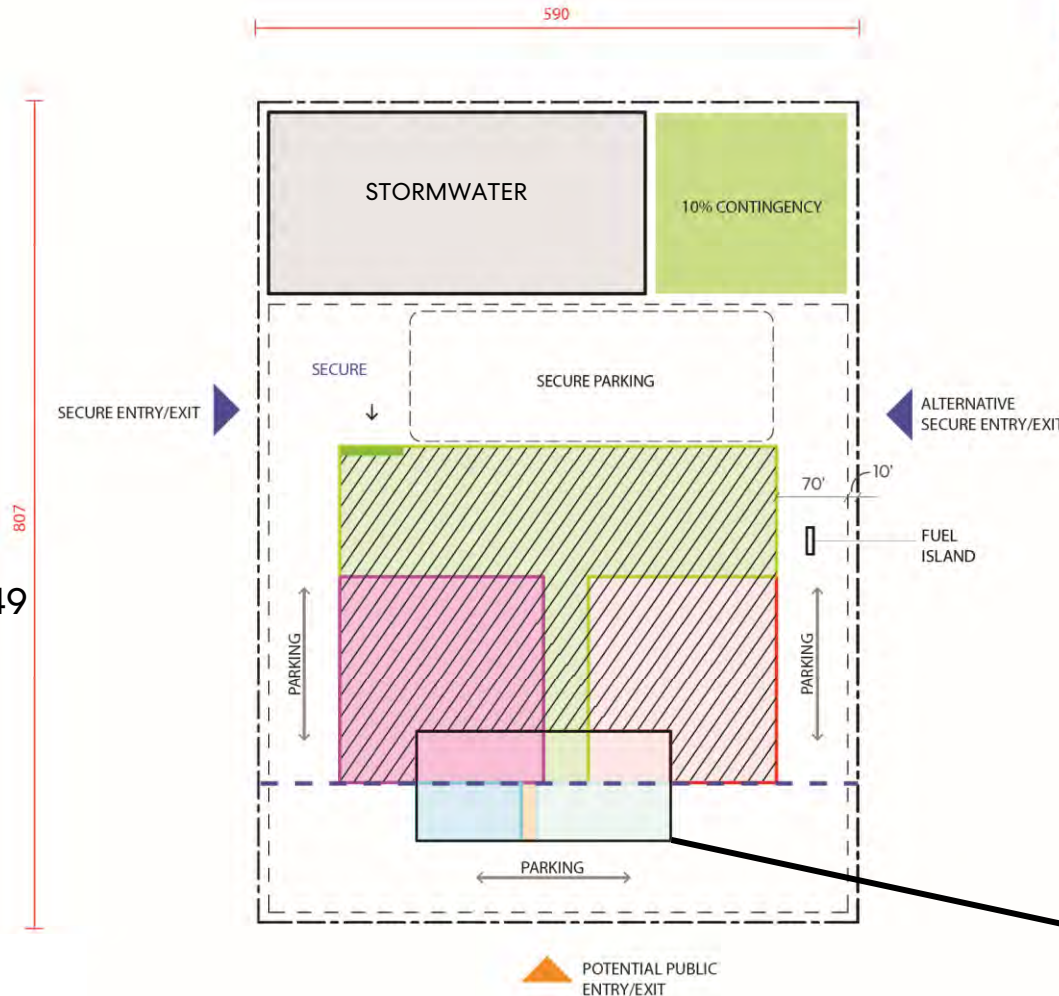
Total Bldg. Footprint: 172,800sf



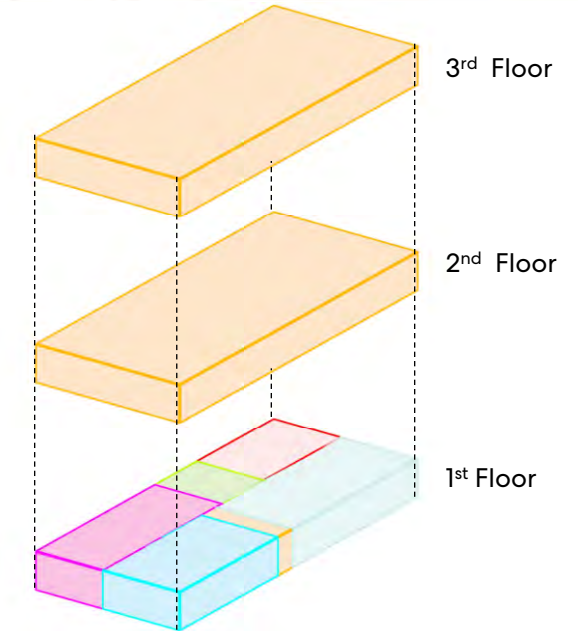
Test Fit Scenarios: Scenario 4 – Single Building

Parking:
 Public parking spaces: 193
 Secure parking spaces*: 356
 Total estimated parking spaces: 549
 *Secure area can be adjusted.

Total land area required:
 475,425 square feet
 (10.91 acres)



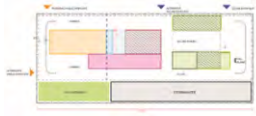
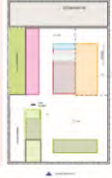
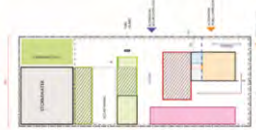
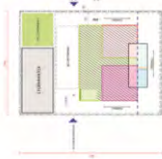
- GSA Administration/support(52,500 square feet)
- GSA Facility and Field Service(37,500 square feet)
- GSA Physical Plant(40,500 square feet)
- GSA Fleet Operations with Oper Air Structure(63,900 square feet)
- GSA Safety and Security(5,850 square feet)
- GSA Shared Spaces(7,500 square feet)
- Stormwater(68,030 square feet)
- Enclosed 3-floor Structure



*Stacked Program for Admin. Spaces
 Bldg. Footprint: 26,690 sf*

Total Bldg. Footprint: 156,130sf

Test Fit Scenarios: Comparison

SCENARIO	KEY	DEVELOPABLE LAND AREA REQUIRED	BLDG. FOOTPRINT OPTIMIZATION	LAND USE OPTIMIZATION	BLDG. DAYLIGHT ACCESS	LIKELY CONSTRUCTION COST
SCENARIO 1 (Linear)		16.81				
SCENARIO 2 (Rectangular)		17.36				
SCENARIO 3 (Stacked)		13.20				
SCENARIO 4 (Single Building)		10.91				

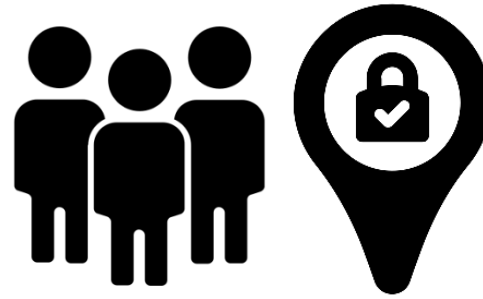
KEY	
	Least Desirable
	Neutral
	Most Desirable

Test Fit Scenarios Conclusions



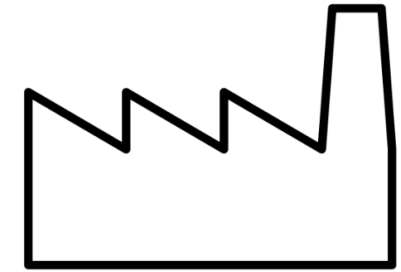
Public-Facing Admin & Shared Spaces

- Administration is public facing
- The Safety/Security and Shared Spaces best serve as transition between public and secure programming



Secure Fleet Operations & Service

- Secure zone (no public access)
- Included spaces for loading docks, parking, and services based on current google earth layouts
- Larger clearances and turn around zones required; this should be accommodated within the offsets allocated for parking (80' from property lines)



Physical Plant Considerations

- Located in secure zone
- Often physical plants have prescribed footprints and constraints; as sizing and details are not known at this time further study will be required
- General strategy was to isolate physical plant towards the back of the Scenarios, away from views and public access

Test Fit Scenarios Conclusions

Conclusions:

- Scenarios 1 and 2 would be similar to Scenario 3 if their programming was stacked.
- **An increase in parcel size is required** if future expansion is considered.
- Including contingency area, **each scheme could accommodate a parking structure** (rearrangement of program may be necessary).
- Site areas represent **estimated developable area required** to fit program. These areas do not include site area that would not be developable.

Test Fit Scenarios: Cost Estimate Summary

SITE	QTY	UoM	LOW RANGE	HIGH RANGE
Scenario 1 - Linear Arrangement	16.81	ACRES	\$8,405,000.00	\$12,607,500.00
Scenario 2 - Rectangular Arrangement	17.36	ACRES	\$8,680,000.00	\$13,020,000.00
Scenario 3 - Stacking Arrangement	13.2	ACRES	\$6,600,000.00	\$9,900,000.00
Scenario 4 - Single Building	10.91	ACRES	\$5,455,000.00	\$8,182,500.00
BUILDING				
Scenario 1 - Linear Arrangement	207,750	GSF	\$33,821,500.00	\$44,730,250.00
Scenario 2 - Rectangular Arrangement	207,750	GSF	\$33,581,500.00	\$44,506,250.00
Scenario 3 - Stacking Arrangement	207,750	GSF	\$35,947,750.00	\$48,694,750.00
Scenario 4 - Single Building	207,750	GSF	\$34,411,750.00	\$46,454,750.00
TOTAL				
Scenario 1 - Linear Arrangement	207,750	GSF	\$42,226,500.00	\$57,337,750.00
Scenario 2 - Rectangular Arrangement	207,750	GSF	\$42,261,500.00	\$57,526,250.00
Scenario 3 - Stacking Arrangement	207,750	GSF	\$42,192,750.00	\$58,062,250.00
Scenario 4 - Single Building	207,750	GSF	\$39,866,750.00	\$54,637,250.00