



# PGCPS Blueprint Q&A

Issuance Date: May 15, 2019

Ref.	Question	PGCPS Response
1	Does PGCPS anticipate awarding only one P3 Partner contract or multiple contracts in response to the forthcoming solicitation?	At this point, PGCPS has not made a definitive decision on future procurements and contracting structures, however, the Alternative Construction Financing program set out in the Facilities Master Plan is envisioned to be larger than that contemplated in this first package of schools.
2	Is PGCPS intention to have all their future school project under P3 Alternative program?	No, there are several cotemporaneous solutions under consideration for the delivery of PGCPS schools. P3 is one of multiple delivery mechanisms being leveraged by PGCPS.
3	Is the attendee list available to the public?	Yes, please visit <a href="https://www1.pgcps.org/blueprint/">https://www1.pgcps.org/blueprint/</a> .
4	How can our firm be added to your email distribution list for release of the RFQ?	You may register your interest using this link: <a href="https://www1.pgcps.org/blueprint/">https://www1.pgcps.org/blueprint/</a>
5	When is the release date for the RFQ?	The RFQ will be released when PGCPS is ready to launch the procurement. The official posting will be at <a href="https://www1.pgcps.org/Purchasing/">https://www1.pgcps.org/Purchasing/</a> .
6	Could you provide further details on what the private partner be responsible for the daily operations? Specifically, will the private partner operational responsibilities include any of the following systems: heating, ventilation and air conditioning (HVAC); electrical and gas; building automation system (BAS); Energy management services?	Specific major maintenance responsibilities of the private partner will be defined in the RFP.
7	Can you confirm that PGCPS will retain the ownership of “soft services” (i.e., landscaping, janitorial services, catering, security, FF&E, waste & recycling)?	At this time, it is anticipated that PGCPS will retain soft services and responsibility for daily operations and maintenance. Additional details will be provided in the RFP.
8	Will the private partner be responsible for “hard services” for both scheduled and preventative maintenance? Hard services typically include maintenance of: heating, ventilation and air conditioning (HVAC);	As currently envisioned, the Private Partner will be responsible for hard services. Additional details will be provided in the RFP.

Ref.	Question	PGCPS Response
	plumbing; electrical and gas; building automation system (BAS); and the building envelope.	
9	Will the private partner be responsible for lifecycle replacement and refurbishment of the same systems?	As currently envisioned, the Private Partner will manage life cycle maintenance of major building systems; however, specific responsibilities will be set forth in the RFP.
10	Is PGCPS planning to include to the PPP contract an energy performance regime in which energy targets will have to be met, and governed by an energy gainshare / painshare mechanism?	Energy standards shall be set forth in the RFP.
11	We are interested in learning more about the PPP program for the CIP. Who should I speak to?	Please visit <a href="https://www1.pgcps.org/blueprint/">https://www1.pgcps.org/blueprint/</a> for information pertaining to the ACF program.
12	Are there any proposals to require Project Labor Agreements (PLAs) or Community Benefit Agreements on these construction projects which would greatly impact the non-union contractors and their employees from participating in this effort. The opportunities to be a part of this major capital construction program should be open to all.	PGCPS does not anticipate imposing additional requirements on the included ACF projects beyond those currently applied to PGCPS construction contracts.