



## ADDENDUM NUMBER 2

**Project Number Project No. AR07172020**

**Project Title: - Request for Qualifications for Design-Build Services for Barney Allis Plaza**

<b>Reminder Due Date for RFD AR07172020: February 20, 2020</b>
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Issue Date of this Addendum: **February 11, 2020**

To All Prospective Proposers This Addendum Addresses the Following Questions:

Q1. Is there a Geotechnical Report available for distribution to the teams?

**A1. A Geotechnical Report will be distributed at the beginning of the RFP phase of the procurement.**

Q2. Is there a Site Survey available for distribution to the teams?

**A2. A Site Survey will be distributed at the beginning of the RFP phase of the procurement.**

Q3. Could you please confirm that more detailed Project Criteria would be provided to the shortlisted teams in mid-March (as verbally stated in the Pre-Qualification Conference held on 01/30/2020)? The noted information will include:

- Project Scope
- Project Budget
- Number of Parking Spots
- Perimeter guidelines
- Plaza Guidelines

**A3. A detailed Project Narrative that will include Performance Requirements; Applicable Standards; Proof of Concept drawings, data, budget, and reports; and Technical Reports will be distributed at the beginning of the RFP phase of the procurement. These documents are still in development and the details are subject to change.**

Q4. Will the demolition work for this project be bid out as a separate contract with the City?

**A4. Item 37(b) – “Design-Build Scope – Construction Phase” is hereby amended to include the following:**

**(2a) Responsible for all demolition means and methods to demolish and reuse/recycle/haul-off the existing structure(s). It is intended that hazardous materials removal will be managed and performed by the City and its agents.**

Q5. What are the site boundaries that define the “perimeter” portion of the project?

**A5. See attached diagram.**

Q6. When will the required number of parking spots be set, and who will define that number?

**A6. The proposed number of parking spaces will be determined and approved by the City Council and will be included in the reports distributed at the beginning of the RFP phase of the procurement.**

Q7. The Key Personnel list may not directly correspond to how the project team will be organized. Is there flexibility in being able to modify the Key Personnel titles/definitions at the project team's discretion?

**A7. As stated in the RFQ 54. Part 2 - Respondent Key Personnel: "The above list is by no means meant to express the extent of the required Design-Builder's Team and should not be considered absolute. For all Key Personnel, include name, firm affiliation, e-mail addresses, accreditation, licensure, intended utilization rate on this project, primary office location, and phone numbers of all such Key Personnel. The City expects Key Personnel named in this Response to remain on the Project Team for the duration of the Project and at the City's sole and absolute discretion, may not be removed or substituted without the City's prior written consent."**

Q8. The RFQ states that the competition phase "shall involve the development of a final design and guaranteed cost proposal for the Project." Can you please define what level of design documents will be considered "final design"?

**A8. It is intended that the "Final Design" submitted should include schematic level drawings, program narratives, clarifications & exclusions and performance specifications sufficient for the Respondent to establish a guaranteed cost proposal and for the City to adequately verify the program and cost proposal. Additional details regarding RFP response requirements will be distributed at the beginning of the RFP phase of the procurement.**

Q9. The RFQ states that the competition phase "shall involve the development of a final design and guaranteed cost proposal for the Project." Is the cost proposal anticipated to be lump sum or guaranteed Design-Build percentages based on a budget?

**A9. It is intended that the cost proposal will be a lump sum.**

Q10. At what point, if any, will there be a public engagement process as part of the overall design? Will the Owner's Rep team facilitate this?

**A10. Item 37(a) – "Design-Build Scope – Pre-Construction Phase" is hereby amended to include the following:**

**(4) The City and the Owner's Representative will facilitate all public engagement related to design. The designer(s), as directed, will assist in the public engagement by preparing exhibits and materials and by attending and participating in stakeholder and public meetings.**

Q11. In the Response Submission section (pg. 2, Section A, Number 4c), we are asked to submit an electronic copy of our submission in Word/Excel format. Would a PDF format be acceptable?

**A11. Yes, submit an electronic copy of your submission in Adobe PDF format.**

Q12. Regarding the MBE/WBE goals as stated in the RFQ: "...it is anticipated that a goal between 12-16% MBE and 10%-15% WBE is possible for the final project." Are these

anticipated M/WBE goals a total for the Design-Build team including trade partners, or are you counting design team M/WBEs and construction team M/WBEs as separate goals?

**A12. Yes, the final inclusive M/WBE participate goals will be set by the City's Fairness & Construction Board.**

Q13. The RFQ includes a procurement schedule that identifies (4) four competition conferences after the RFP is issued. Will these be held as a separate conference for each individual team, or will all shortlisted teams be meeting with the BAP Redevelopment team all at once on four occasions?

**A13. In keeping with best practices for fairness in public contracting, it is intended that meetings will be held with all teams at once. Additional processes regarding City/team communications during the RFP phase will be distributed at the beginning of the RFP phase of the procurement.**

Q14. How does the City Council approval of project funding on March 13th tie into the cost proposals that are due after funding amount is approved? Will the bridging documents that are being developed and issued to the D-B teams be developed around the city approved budget?

**A14. The City Council will be asked to approve and commit to a project program and budget. The RFP phase will not initiate without this approval. The bridging documents will contain proof(s) of concept that will meet the approved program and budget.**

**NOTE:** Unless otherwise stated, all other requirements of the RFQ are still in effect.

Name: Delois Moore,

Signature: Delois Moore  
Senior Procurement Officer

Date: 02/11/2020

I acknowledge receipt of this Addendum No. 2, and that the Proposal is in accordance with the information, instructions, and stipulations set forth herein.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company: \_\_\_\_\_



PROJECT PERIMETER

PROJECT BOUNDARY




POSSIBLE FACADE TREATMENT

PROJECT BOUNDARY

PROJECT PERIMETER

PROJECT PERIMETER

**LEGEND**

-  PROJECT PERIMETER
-  PROPERTY BOUNDARY
-  POSSIBLE FACADE TREATMENT

AERIAL PHOTO FLOWN 2017

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1" = 30'

Location: F:\2019\0001\450000\19-0181-P40-Design\GIS\Conventions\Center Garage - Presentation Aerial Exhibit 02-2020.mxd