

Alameda Theater Conservancy
ADDENDUM II

SUBJECT: Request for Qualifications for Architectural Design Services for Alameda Theater Complex, Scheduled to Close: November 3, 2017 (deadline extension); Date of Issue: October 10, 2017

DATE: October 25, 2017

THIS NOTICE SHALL SERVE AS ADDENDUM NO. II TO THE ABOVE REFERENCED REQUEST FOR QUALIFICATIONS

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION VIII., COMMUNICATION RESTRICTIONS:

- Question 1: Does the Alameda Conservancy or Texas Public Radio have a preferred technology consultant for the radio station component of the work? Can you tell us who that is?
- Response: There is not a preferred technology consultant.
- Question 2: There is a note stating "Asbestos abatement may be required under this contract." Is it the intent for the design team to hire an actual abatement contractor under this contract? This typically would fall under a demolition contractor's responsibility.
- Response: It is not intended for the design team to hire an abatement contractor. The design team will be responsible for reviewing the existing environmental data to determine the appropriate strategy for avoiding or minimizing the impact on asbestos containing materials. Additionally, the design team will assist with preparation of environmental specifications for addressing health and safety measures during construction.
- Question 3: Will Construction Materials Testing services be utilized during the restoration portion of this project? If so, is it advised that we submit with an architecture firm for this RFQ or will the current City of San Antonio On-Call contract for GEO/CMT services be utilized for this project since the City is partially funding it?
- Response: Construction Materials Testing may be needed, and the Alameda Theater Conservancy will work with selected architectural firm to prepare specifications for any work needed. A separate solicitation process will be used to identify a contractor for this project.
- Question 4: What are the conditions of as-builts for the building? Are they available in CAD, Revit, PDF? Will the selected firm be responsible for creating as-builts of the building (i.e. field measurements?)
- Response: As-built plans available include the original building construction plans (PDF) along with as-built plans for the backstage addition completed in 2013 (PDF and AutoCAD). These will be made available to selected firm. Selected firm will be responsible for creating as-built drawings of any new work done to theater or backstage space.

Question 5: What is the anticipated form of agreement between Architect and Owner for this project? If other than a standard AIA contract, can a sample form of agreement be provided to interested firms?

Response: A standard AIA contract is anticipated.

Question 6: Will there be LEED/Green Building aspirations for the project?

Response: LEED/Green Building is not a project requirement at this time, however, benefits of LEED/Green Building can be discussed with selected architectural firm and design elements incorporated as appropriate.

Question 7: The RFQ states that the notice to proceed for design is anticipated to be January 2018, with design completed in Summer 2018. It also states Phase 1 construction will be completed Fall 2019 and that Phase 2 construction will be completed in early 2020. Are the design and documentation for both Phase 1 and 2 to run concurrently, with both starting in January 2018 and being completed in Summer 2018? Will the construction for both phases run simultaneously with both starting in Summer 2018 but with Phase 2 having a longer construction timeframe, hence the later completion date in 2020? We are trying to understand how much the phases are intended to overlap both in design and in construction.

Response: Design for Phase 1 and Phase 2 will run concurrently, with both starting in January 2018. Phase 1 design is anticipated to be completed in Fall 2018 and construction is anticipated to be completed by Fall 2019. Phase 2 will require stakeholder engagement plus historic approvals in the design process, and design is anticipated to be completed in early 2019 to allow for these additional considerations. Construction for Phase 2 is anticipated to be completed in early 2020. The design team may make phasing recommendations with respect to the design timeline in order to achieve this construction schedule.

Question 8: Per IV.3.a, some sections have page limits. Does a page count for each side of paper? I ask as our standard SOQ is double sided. For instance on Project Sheets, we would still highlight three projects, but would have a supporting image opposite of each project summary, totaling 6 page fronts. Would that be permissible here?

Response: The limit is three double-sided pieces of paper, not individual projects.

Question 9: Should the design team include a construction cost consultant on their team?

Response: The design team will be expected to develop cost estimates at the various design milestones – SD, 50% construction plans, 75% construction plans and 100% construction plans. It is up to the proposer whether they need a construction cost consultant on their team.

Question 10: Could you please define your expectations for “Public Engagement” and community meetings?

Response: The selected firm will work with the ATC to engage the community in the design for the theater (Phase 2 only). ATC will coordinate community meetings and selected firm will have to participate in the community engagement process (i.e. attend community meetings, present project plan to stakeholders, incorporate community feedback into design process where appropriate).

Question 11: Concerning the Tax Credits – Historical, do they already have anyone placing the credits? Should we include that on our team?

Response: ATC will engage a tax credit professional to assist with historic tax credit application, placement, brokerage, etc. The selected architecture firm will work with the tax credit professional as needed to ensure project meets federal and state guidelines as appropriate.

Question 12: Will the design team be responsible for addressing the restoration of the two aluminum sculptures mentioned in the RFQ or is the client responsible for that scope of work?

Response: Selected architecture firm will work with ATC to address restoration of the two aluminum sculptures. Through the RFP process, short-listed firms will be asked to include this scope as an Alternate to the Base Bid.

Question 13: How does the \$23 million budget relate to the anticipated cost of the project? Was it developed based on a feasibility study or other cost estimating exercise which encompasses the scope stipulated in the RFQ?

Response: The budget is based on a cost estimate which encompassed the scope identified in the RFQ. The \$23 million budget includes funds for construction plus soft costs (architect and engineering fees, environmental services, project management, plus furniture, fixture and equipment for theater space only).

Question 14: Would project sheets that are two (2) printed pages per project be acceptable as required in section IV.3.a.ii?

Response: See question 8.

Question 15: Will NPR's interior finish-out design be a part of this scope of work or are they handling this with a separate contract?

Response: Yes, interior finish-out design for Phase 1 is part of the scope of work.

Question 16: The RFQ references a phased approach for construction, how does that relate to the design services? Will each phase be documented separately and on separate timelines? If so, what are the anticipated timelines for each phase (RFQ references design to start in January 2018 and complete in Summer 2018).

Response: See question 7.

Question 17: What do you understand for Executive Summary?

Response: Executive Summary should state number of years Respondent has been in business, Respondent's number of employees, and high level summary of qualifications related to project scope. Executive Summary should be limited to two pages.