

Issued as Addendum 2 on 04/08/2024

General comments:

1. Reminder to all potential respondents, all questions and clarifications should be addressed in writing to Joe Sweitzer at joe@navigatebuildingsolutions.com. Communications with potential project stakeholders are discouraged.

Requests for Information (RFIs) and Responses

1. RFI 1
 - a. Question: *The Scope of Services are understood to be as described on Page 4. Under Space Planning, "three Scenarios" are identified. Does this mean 3 scenarios for each of the 3 identified buildings (9 total) or 1 scenario for each building (3 total)?*
 - b. Response: The intent is three scenarios, not nine.
2. RFI 2
 - a. Question: *Does this RFQ require Structural & MEP & FP assessment in the Proposed Fee's?*
 - b. Response: Yes.
3. RFI 3
 - a. Question: *Can you provide more detail about scope of the Construction Feasibility phase? What are the expected deliverables of that work?*
 - b. Answer: A specific set of deliverables has not been created related to Construction Feasibility. Some examples may include floor-to-floor height analysis, project phasing, are elevators sufficient for the intended use, etc. NAVIGATE may also provide Constuction Feasibility input that the A/E will need to review and comment. The primary intent of this study is to confirm the suitability of existing spaces for the client's intended use.
4. RFI 4
 - a. Question: *Should cost estimating services be included in our proposal? Or will Navigate be performing those services?*
 - b. Response: General trades estimates will be by NAVIGATE but the A/E will need to review and comment. Cost estimating for MEPFP should be included by the A/E.
5. RFI 5
 - a. Question: *Will the ALTA survey, HazMat survey, and environmental site assessment be contracted through the A/E team or the Owner?*
 - b. Answer: They will be contracted through the Owner. Input from the A/E may be necessary pending the potential scenarios considered.
6. RFI 6
 - a. Question: *What is the gross SF of the three buildings being considered?*
 - b. Answer: See below.
 - i. 1145 Corporate Lake = 49,265 sf
 - ii. 9990 Old Olive = 63,030 sf
 - iii. 10426-10434 Baur Blvd = Up to 20,281 sf available.

Preconstruction Study - Design Services RFQ

7. RFI 7
 - a. Question: *What is the current, or if vacant then most previous, use of the buildings being considered?*
 - b. Answer: See below.
 - i. 1145 Corporate Lake = Partially occupied
 - ii. 9990 Old Olive = current tenant moving out
 - iii. 10426-10434 Baur Blvd = partially occupied
8. RFI 8
 - a. Question: *What is the number of stories for each building?*
 - b. Answer: See below.
 - i. 1145 Corporate Lake = 2 stories
 - ii. 9990 Old Olive = 2 stories
 - iii. 10426-10434 Baur Blvd = 1 story
9. RFI 9
 - a. Question: *Are secondary services (ALTA, HazMat, etc) included in this RFQ team?*
 - b. Answer: No, see RFI 5.
10. RFI 10
 - a. Question: *Are the secondary services fees also included in the estimated fees provided?*
 - b. Answer: No.
11. RFI 11
 - a. Question: *Do the three scenarios for space planning include needing three engineering concepts for MEP?*
 - b. Answer: Yes.
12. RFI 12
 - a. Question: *In the Scope of Services, it notes that three buildings have been identified for potential graduation space. Is it the intention to select one of these buildings for the project to move into implementation, or is it the desire to validate and use all three for the purposes of graduation space?*
 - b. Answer: Three buildings are currently being considered for evaluation. The space planning and conceptual design will be three scenarios which could be within one, two, or all three buildings but only be three total.
13. RFI 13
 - a. Question: *Are the costs noted in the Anticipated Fees for Services for each of the three buildings to be studied, or are these totals for all three building locations?*
 - b. Answer: The anticipated fees are for the total preconstruction scope of work.
14. RFI 14
 - a. Question: *Is it the intent for space to be owned or leased?*
 - b. Answer: This can be determined during the preconstruction study.
15. RFI 15
 - a. Question: *Can you share the square footage for each of the 3 building addresses identified? Would the graduate space be the sole use for the building?*

Preconstruction Study - Design Services RFQ

- b. Answer: See RFI 6 response. The targeted amount of graduate space is 30,000 – 50,000 sf.
16. RFI 16
- a. Question: *Please confirm if we should include team members for the ALTA survey and zoning confirmation, HazMat survey, and environmental site assessments.*
- b. Answer: See RFI 5.
17. RFI 17
- a. Question: *Please confirm if any regulatory submissions/review times (per Item 4, Page 5) are anticipated for the preconstruction, programming, and planning study.*
- b. Answer: Regulatory submissions are not expected for preconstruction phase study. Time for Owner review of interim and final deliverables should be anticipated.
18. RFI 18
- a. Question: *The draft contract includes detailed information related to Space Programming. Does a similar detailed outline exist for what would be expected within the Space Planning and Construction feasibility scopes?*
- b. Answer: Space planning scope of work likely includes graphic deliverables such as blocking and stacking diagrams, conceptual floor plans, sections, interior elevations, and any pertinent details to convey the size and character of the space. Narratives and systems descriptions are presumed deliverables to convey the project needs and quality. These are intended to be at a level commensurate with conceptual design, not construction documents. Regarding Construction Feasibility, see RFI 3.
19. RFI 19
- a. Question: *What other AIA contract do you intend to use besides AIA B203 that would have additional T&Cs? Perhaps AIA B102? Please forward for review.*
- b. Answer: A modified version of AIA B102 would be expected for future scopes of work such as schematic design, design development, etc. This RFQ process is pertinent to the preconstruction, programming, and planning study only.
20. RFI 20
- a. Question: *Re: article 4.2, will Navigate/Owner be providing surveys and documents pertaining to the evaluation study? Please clarify.*
- b. Answer: The A/E and NAVIGATE will collaborate together on determining what existing documentation is necessary and available from building Owners. Based on preliminary dialog, some materials are available in PDF format of two-dimensional documents and unscanned paper copies of two-dimensional documents. Some buildings being considered have limited information available. None of the buildings being considered have three-dimensional models available.

Attachments

1. None

END OF ADDENDUM 2