

ADDENDUM NO. 1

PROJECT: West End Parking Structure Design and Engineering Services

BIDS DUE: Friday, June 9, 2023 at 1:00 PM

This addendum is issued prior to the receipt of proposals to amend the RFP as follows:

- Q. What is the project budget? Can you provide a separate budget for the parking structure and the residential development on Parcels A&B?**
- A.** There is a \$32M budget for the parking structure, commercial space and alley work. No budget has been determined for housing on State Street and for parcel A/B housing-
- Q. What level of design is required for the residential development on Parcels A & B? Is the design team carrying this piece of the development through complete design, bidding and construction? Or is it through schematic design phase only?**
- A.** We are asking that proposals for housing on Parcels A/B be submitted on the separate cost sheet include complete drawings for the building which will be used for housing. Housing will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. The development timeframe of constructing housing on parcel A/B is unknown. The design package would be ready for to obtain bids for construction in 2024.
- Q. Our team is very interested in proposing on the City's RFP for the West End Parking Structure. Would you be able to confirm our assumption that the required services and fees for the housing on parcel A & B (listed from the RFP) are for a Site & Utilities "Make ready" ONLY scope of work and not for a total building exterior and interior AE services? Any additional insight into the "Future" Housing and residential references in the RFP would greatly help as well, such as will the City release a future RFP to develop the retail, residential or housing components that may be planned for this first phase?**
- A.** We are asking that proposals for housing on Parcels A/B be submitted on the separate cost sheet include complete drawings for the building which will be used for housing. Housing will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. The development timeframe of constructing housing on parcel A/B is unknown. The design package would be ready for to obtain bids for construction in 2024.

Q. Housing on Parcel A & B: Can you provide further guidance on the housing component, such as, rough-order-of-magnitude construction budget, number of units, number of levels, and other insights that the City can share at this time?

A. We are asking that proposals for housing on Parcels A/B be submitted on the separate cost sheet include complete drawings for the building which will be used for housing. Housing will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. The development timeframe of constructing housing on parcel A/B is unknown. The design package would be ready for to obtain bids for construction in 2024.

Q. Housing and Commercial space along State Street: What level of design required for the housing and commercial space along State Street? For example, does the City only need us to allow for ~8,800 sf of housing/commercial space (at the south perimeter of the parking garage) to be reserved for construction of an independent building in the future after the parking structure is built? Or, does the City requires us to develop a design for the residential units and commercial space? If so, what extent of design is required (50% schematics, or full design through construction documents, or other)? Housing on Parcel A & B: Can you provide further guidance on the housing component, such as, rough-order-of-magnitude construction budget, number of units, number of levels, and other insights that the City can share at this time?

A. We are asking that proposals include street level commercial/retail space to a white box finish. The upper levels will include options for expanding parking or for housing in the schematic design options with the City deciding which option to pursue prior to beginning the Design Development phase. The proposal sheet for the Parking Deck should include costs for expanded parking of the parking deck for the upper levels. Housing if selected after the schematic design phase will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. It could be integrated in the parking deck structure or a separate building. To clarify the additional cost with including housing in the design we are asking for a separate lump sum cost for Design Development; Construction Documents; Bidding and Award; and Construction Phase Services for the upper level housing below:

Upper Level Housing beyond Schematic Design Services \$_____

Q. Demolition of Existing Buildings on the Site: Is the City handling the demolition of existing buildings on the proposed parking structure site or is that part of this RFP's scope of services?

A. We are asking that proposals include demolition of the existing buildings on either the parking deck site or the housing site.

Q. Video Surveillance Security Management: Please clarify the scope of services for this component. Under Telecommunications/Data Design on page 3 of the RFP mentions "conduit and electrical to power all video surveillance devices". Does this mean that others will prepare the camera system design and our scope only involves providing conduit and power? Or, is the camera system design to be included in our scope of services. Housing on Parcel A & B: Can you provide further guidance on the housing component, such as, rough-order-of-magnitude construction budget, number of units, number of levels, and other insights that the City can share at this time?

A. The scope of this service is to provide conduit throughout all levels, pedestrian stair/elevator towers, offices and service/maintenance areas with power sources available for areas that could extend beyond the maximum length of 295 feet where switches may be required for connectivity. The city intends to continue the use of the Verkada system which was sourced through our vendor Traffic & Safety Control Systems. The current layout for each facility is 2-3 cameras per parking floor to capture all turning radius on and off ramps and parking bays; cameras in offices/service/maintenance areas, cameras capturing each entry and exit lane, cameras on the 1st & 4th level pedestrian stair/elevator towers, and cameras over all parking equipment where payments are taken.

Q. Can the June 9th submission date be extended by a week?

A. The submittal date is to meet the schedule in the RFP and is not anticipated to be extended.

Q. What is the desired number of each housing unit type? How many studio, one bedroom and two-bedroom units are desired? Are the two-bedroom units one or two bathrooms?

A. The mixture of housing types should be to maximize the footprint and density within the 60-height limit. Two-bedroom units could be either one or two baths.

Q. Do you desire to connect the housing units on Parcel A & B with the multi-level residential along State Street (Parcel C-G) as one continuous housing development?

A. No.

Q. Are there any other amenities desired within the housing units; i.e, laundry, balconies, etc.

A. Yes, each of the units should include laundry. Interior balconies to offer building facade character would be desired but not essential. Small protruding balconies could also be considered depending on the footprint.

Q. Are there any site amenities desired for the housing development; i.e., fitness center, central laundry, roof deck, pool, etc.

A. No.

Q. Please define what level of "considerations" should be included in your description, "Consideration for multi-levels for retail on the first floor and housing above along State Street shall be included in the parking deck design." How do you prefer we approach this scope of work:

A. Our intent is to have floor plans options to consider either additional parking or housing over the commercial/retail space on the ground level included in the schematic design phase services for the Parking Deck Required Services Cost. We recognize that there would be additional costs to design housing so we have asked for a separate cost as part of your response in acknowledging this RFP Addendum.

Q. Do you desire fully designed, coordinated construction documents? If so, the same housing questions (above) apply. Unit type, quantity, etc.

A. Housing over the commercial/retail space will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. The design package would be ready for to obtain bids for construction in 2024. Refer to previous Q/A to cost this work separately.

Q. Do you desire the parking structure design shall include only the core and shell (white box) for the retail at grade level and additional white box future multi-levels of housing? If so, how many levels of housing and desired unit types?

A. Housing over the commercial/retail space will include interior design of the units with a mix of studio and 1 and 2 bedroom to maximize the foot print and density within the 60' limit. The design package would be ready for to obtain bids for construction in 2024. Refer to previous Q/A to cost this work separately.

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- Q. Do you desire to only account for the retail/housing development being there (utilities & infrastructure), and the design of the retail/housing is by others?**
- A.** The work shall include the floor plan option selected by the City after the Schematic Design Phase for either expanded parking or housing over the commercial/retail space on the ground level. If housing is selected the fee noted in this addendum would be added to the fee for the Parking Deck Required Services cost by contract amendment. Utilities and infrastructure shall include the accommodating the most dense development scenario.
- Q. Have environmental assessments been done for all of the parcels? Please confirm environmental scope, if any.**
- A.** Yes the City completed a BEA, Phase 1 ESA and Phase 2 ESA as part of the property purchase(s). Environmental work for building demolition would be addressed separately from the design work.
- Q. Is your organization's definition of "carbon neutral or net zero space" verbiage in the background which has the associated pricing line item "Develop Carbon Neutral Strategy/Pricing" to be interpreted as operational carbon emissions related to the energy efficiency of the building(s)? Or is this also inclusive of embodied carbon in the building structure(s) and envelope(s)? This determines whether or not there will be only whole building energy modeling services or also whole building LifeCycle Assessment for CO2 footprint and associated environmental impacts.**
- A.** This term is referenced as building operational carbon emissions for the purpose of the cost for this RFP. We would be interested in learning more about the other terms you reference with the team selected for the project. The costs would be incorporated into the fee by amendment to the contract.
- Q. Optional services for Parking Structure certification with Parksmart- From our perspective would make more sense to certify entire multi-use retail+residential and parking structure under LEED NC v4.0 for Core & Shell. What is motivation for parking structure only certification?**
- A.** Our current understanding for LEED certification for parking decks is that is has been superseded by the Parksmart designation. We are interested in following LEED principals but not interested in having formal certifications for the project.

**Q. What are the general Owners Project Requirements for the residential portion of the multi-use structure, assumed to be located above the 8,800 SF retail space?
How many sq.ft / floors?**

A. Please refer to answers in previous questions.

**Q. What are the general Owners Project Requirements for the residential portion of the future housing on parcels A and B?
How many sq.ft / floors?**

A. Please refer to answers in previous questions.

Q. Can you confirm how big the future housing will be?

A. Please refer to answers in previous questions.

Q. Is the housing on Parcel A & B in the future? If so, Is the garage team responsible for the full design of the housing on Parcel A & B or just the infrastructure (site/civil Utilities) for the future housing?

A. Please refer to answers in previous questions.

Q. Please define what is meant by “Consideration for multi-levels for retail on the first floor and housing above along State Street shall be included in the parking deck design”.

Does that mean that the parking garage design shall include the full design (all components) of the multi-levels for retail on the first floor and housing above along State Street? If so, how many levels of housing?

Or does the parking garage design only need to account for that development being there and the design of all the components are a separate contract?

Or does that mean that the parking garage design shall include only the core and shell (white box) for the retail at grade and a podium level to support future multi-levels of housing? If so, how many levels of housing?

A. Please refer to answers in previous questions

All other conditions of this Request for Proposal remain the same.

Consultants must acknowledge receipt of this amendment. Acknowledgement must be shown in the spaces provided herein, and must be received with the proposal, **Friday, June 9, 2023 at 1:00PM**, local time, at the place of proposal opening at the office of **The City Engineer, 400 Boardman Avenue, Traverse City, MI. 49684.**

FAILURE TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WILL CAUSE REJECTION OF PROPOSAL.

Sincerely,



Timothy J. Lodge, P.E.
City Engineer

Dated: _____

ACKNOWLEDGED:

Consultant: _____
By: _____
Title: _____

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