

ADDENDUM NO. 1

DATE: January 14, 2019

TO: All Potential Qualifiers

FROM: Penny Owens, Assistant Purchasing Agent, City of Knoxville

SUBJECT: Addendum No. 1 – RFQ for New Public Safety Complex – Architectural and Engineering Design Services

RFQS TO BE OPENED: January 18, 2019 at 11:00:00 a.m. (Eastern Time)

This addendum is being published to address the following questions received regarding the above referenced RFQ. This addendum becomes a part of the contract documents and modifies the original specifications as noted.

Question #1: Can a copy of the recent program study be made available for review?

Response: Yes, please see Exhibit 1 attached.

Question #2: Will a site visit and/or walk through be conducted?

Response: No.

Question #3: What is the preferred delivery method?

Response: See Section VII “Instructions to Submitting Entities” of the RFQ for submission requirements.

Question #4: Will the CM at Risk be selected by the City? Will the A/E have input on the selection of the CM at Risk?

Response: Yes, the construction contractor will be selected by the City along with the Owner’s Representative in an advisory capacity. Any input from the A/E on the selection of the construction contractor, it will be on an advisory basis.

Question #5: The RFQ does not state the specific site. Can the location be confirmed and shared?

Response: At present, the plans are for location of the facility at the site of the former Tennova Physician’s Regional Hospital. However, a final decision has not been made at this point and the project could be located elsewhere.

Question #6: Have any assessments been completely thus far of the campus (i.e. building condition, structural analysis, asbestos) or is this considered part of the scope?

Response: An initial assessment has been performed as part of the feasibility study for the City. Further assessment will be required as part of the A/E scope of design along with hazardous material testing.

Question #7: Will there be any forensic labs within the building?

Response: A 1,500 SF Crime Lab is part of the preliminary program. A final program will be provided upon A/E firm selection.

Question #8: What is the proposed schedule for the project?

Response: The schedule is yet to be determined.

Question #9: Is the firm having completed the program study precluded from being part of a team for a submitting A/E firm?

Response: No

Question #10: Please advise what the budget is for this project.

Response: The City of Knoxville does not disclose project budgets.

Question #11: Is the City willing to modify the Indemnification Clause in this RFQ?

Response: No. The City did revise the Indemnification Clause for Requests for Qualifications pertaining to A&E services in early 2018. Since that time, the City published several RFQs with this clause, received many submissions with this clause, and has awarded contracts with this clause. The City does not intend to modify this clause.

Question #12: Is the City willing to grant a 2 week extension?

Response: No

Question #13: What is the projected construction value for the scope of work shown in the RFQ?

Response: The current estimate is around \$41,000,000.

Question #14: Does the current scope use all of the available square footage of the hospital?

Response: No.

Question #15: Is a written program available for review? Or is program development a part of the scope of work for the project.

Response: A preliminary program has been developed and will be provided upon A/E firm selection. Modifications to the program may occur as design progresses.

Question #16: Is a geotechnical report available?

Response: A geotechnical report is not available at this time. Geotechnical exploration will occur after the portion of existing buildings in the location of the new municipal court and connecting lobby are demolished.

Question #17: Are plans of the hospital and site available?

Response: No.

Question #18: Is there a page limit for the RFQ response?

Response: No.

Question #19: Can we view a draft of the City's contract for architectural and engineering design services?

Response: Please see Section VI "Contract Requirements."

Question #20: Has a detailed building/space program been developed for the project? If not, will that be part of the scope of work for the selected team?

Response: A preliminary program has been developed and will be provided upon A/E firm selection. Modifications to the program may occur as design progresses.

Question #21: Is there a date that construction must begin, or when the current KPD/KFD facilities must be vacated?

Response: We do not have a final project schedule at this time.

Question #22: Is the presentation on the project made to City Council at their workshop on January 10 available for proposers to review?

Response: Yes. See Exhibit 2 attached.

Question #23: Will the submittal scores carry over to the interviews?

Response: No, the criteria published in the RFQ will be used for scoring if we conduct interviews.

Question #24: Will our services include standard A/E design services thru the completion of construction?

Response: Yes.

Question #25: What is the City's anticipated schedule for the interview process for those who are shortlisted?

Response: That has not yet been determined, but anticipate it would be late January or early February if necessary.

Question #26: Has the City established a budget, and if so or not, what is the funding mechanism?

Response: The City does not disclose project budgets. Capital funding will be used for the project.

Question #27: Is the City considering any potential grant applications?

Response: No.

Question #28: Who comprises the selection committee, names, departments, roles, etc.?

Response: The City is not required to disclose this information at this time.

Question #29: Can the City disclose the location?

Response: See Question #5.

Question #30: Once RFQ process is complete, how is the design fee negotiated?

Response: The City will request a proposal from the top –ranked firm and negotiate the fee.

Question #31: Is any structural engineering anticipated? Any bearing walls that will be modified?

Response: Structural engineering design services will be required as part of the A/E scope of services. There will be a new municipal court building and connecting lobby that require structural design. Major building demolition is part of the project with some buildings to remain that will require design of shoring to protect the structural integrity of remaining structures.

Question #32: Do you anticipate that there will be a firing range component within the scope of this project? And is training planned to be in the building?

Response: No, there will be no firing range component. There is classroom training space included in the building.

Question #33: Is a City Emergency Management Center / Operations room planned for this building, or is it already housed somewhere else?

Response: The Emergency Operations Center for Knoxville/Knox County is located elsewhere.

Question #34: Has the existing building had an envelope evaluation?

Response: A cursory visual inspection of the building envelope has been completed but further inspection and evaluation will be required as part of the project design.

Question #35: Have the existing building and parking structure been structurally evaluated?

Response: A cursory visual inspection has been completed but further inspection and evaluation will be required as interior demolition progresses as part of the project design.

Question #36: To support this project as subconsultant, can you provide a list of the potential Primes?

Response: We do not have a list of the firms interested in submitting for this solicitation.

Question #37: Can you provide a list of Primes who have performed similar work for the City in the last 5 years?

Response: Some of the firms who have performed A/E services for the City include (in alphabetical order) BarberMcMurray Architects, Barge Design Solutions, Inc., Cope Architecture, Dollar and Ewers Architecture, Inc., Falconnier Design Company, McCarty Holsaple McCarty, and Michael Brady, Inc. Please note this list may not include all firms the City has contracted with and is not an endorsement of any of the firms listed.

Question #38: Can a subconsultant submit to multiple potential Primes?

Response: Yes

Question #39: If the potential Primes are only identified after the Statements of Qualifications are submitted, can a subconsultant be added to their team after the SOQ are submitted?

Response: Yes. However, the City prefers the team be set at the submission of qualifications as the evaluation includes the entire team. Addition of another subconsultant to the top ranked firm would require the approval of the City.

Question #40: Will CA be included in the A/E services or will the City seek third-party CA services for this project?

Response: Yes, if you are referring to construction administration services, they are included in the A/E services.

Question #41: Are you accepting Statement of Qualifications from MEP firms that can later be paired with an Architectural firm?

Response: No.

Question #42: Are you accepting Statement of Qualifications from companies based outside of the City of Knoxville, TN?

Response: Yes.

Question #43: What's the anticipated total construction budget?

Response: See question #10.

Question #44: What's the anticipated construction schedule or total anticipated number of months for construction?

Response: See question #8.

Question #45: What's the anticipated design schedule or total anticipated number of months for design?

Response: See question #8.

END OF ADDENDUM 1