

ADDENDUM NO. 3

DATE: July 23, 2018

TO: All Potential Qualifiers

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

SUBJECT: Addendum No. 3 – RFQ for Owner’s Representative for Public Safety Complex Project

RFPS TO BE OPENED: July 26, 2018 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: Do all eight copies need to be submitted unbound?

Response: Yes.

Question #2: Has a determination been made regarding the inclusion of the K-9 training and related facilities?

Response: The City’s intent is to include the K-9 training and related facilities at this new facility. The only current KPD facilities the City does not plan to include at this time are the firearms center at the Phil E. Keith Training Center and the driving track at the adjacent Don Jones Driving Track

Question #3: Can the City of Knoxville include a schedule that delineates anticipated start and completion dates for this Project?

Response: The City does not have start and completion dates at this time but the Owner’s Representative will be expected to begin work as soon as possible following execution of the contract. The length of the project will be dependent upon coordination with the building of the Clayton Science Center and could then be as short as two years or perhaps as long as five years, depending on the site chosen and the Clayton project.

Question #4: Does the City have an existing brokerage representation agreement, and if not, will brokerage services be necessary to secure temporary and/or permanent locations?

Response: No, there is no brokerage agreement in place.

Question #5: Section 5.13 indicates that the OR shall assist in the negotiation of terms and conditions of contracts for the Project. Does the City plan to use AIA contracts or modified City of Knoxville agreements?

Response: For contracts issued by the City of Knoxville the City plans to use modified agreements but for contracts issued by the Owner's Representative, AIA contracts are acceptable.

Question #6: Is there an estimated overall program budget established? If so, can you please share that total?

Response: A total of \$40 million has been budgeted by the City. See Section 5.4 of the RFP for the Owner's Representative's responsibilities to develop the project budgets.

Question #7: Is there an estimated square footage area that will be constructed for the new facility?

Response: Preliminary estimates are building between 125,000 and 150,000 square feet. This does not include needs for KFD administration. Full programming analysis will need to occur once a design team is assembled.

Question #8: Are there any time restrictions, or time requirements for the delivery of the new facility? For example, we must stay in the existing until XX date, or we must have the new facility open by XX date.

Response: See Question #3 above.

Question #9: I am hoping to find out if the new public safety complex will have a 911/emergency dispatch or communications center, or an emergency operations center?

Response: No. KEMA and 911 will remain in their current location on Bernard Avenue but we will need to consider a backup, or secondary 911 location within the new KPD/KFD building should the current site no longer be useable as the result of a natural or human-made event.

END OF ADDENDUM 3