

PARK CITY LIBRARY AND CARL WINTERS SCHOOL BUILDING REMODEL PROJECT RFP
Addendum #1 – Questions and Answers
January 7, 2013

Was a feasibility study or other programming completed for this project? **There was a concept plan (attached) and preliminary budget made from this plan.** Is it available for review? Did it produce the currently approved budget? Does the budget include FF&E and can that separate cost be identified? **The \$3.2 Million budget includes the FF&E estimated at \$75,000.**

Are as-built floor plans, sections, etc. available as CAD files? How current are they? **There are only hard copies archived and pdf's of the 1992 and 2004 remodel projects.**

From the final note in the list of deliverables it appears the project is to be phased and/or multi-year. Can this be defined? **The project is phased in that the 3rd floor must be completed by the end of August when the pre-school starts. The construction for the Library may/may not overlap.** This note also refers to “construction management” – should this be ‘construction administration’ or ‘construction observation’ rather than the General Contracting approach/task of Construction Management? **Yes it is the construction administration rather than the management by the contractor.**

Regarding assistance with FF&E procurement: Has the scope of FF&E been defined (amount, projected cost, etc.)? **No.** Does the required assistance include programming and/or specifying the FF&E? **Yes.** Will PCMC purchase directly? **Most likely.**

From the proposed scope of work it appears there is very little site work projected. Can a Civil Engineering consultant and fee be added if needed when any site-related work is defined? **The contract can be negotiated that way. The Civil will be needed if any grease trap is installed and for possible coordination for a geothermal HVAC system.**

The list of Deliverables includes “three concept drawings” – Is this deliverable three different concepts or three illustrations of one remodel concept? **Three separate concepts.**

The Deliverables include three meeting with the City Council – Does this include the listed presentation to the City Council of the results of bidding? **The three meetings is estimated for design approval. The fourth will be for the bidding.**

Comparing the list of Deliverables and the Tentative Schedule – Schematic Design, Design Development and 30% Construction Documents are listed as deliverables but not included on the schedule. Is the Schedule the correct list of deliverables? **The schedule is tentative. The proposal should further define the schedule.**

Regarding the Tentative Schedule, specifically the construction document submittals – Will there be very quick review by PCMC between these two-week submittals? With only two weeks it could be very challenging for PCMC to review, communicate findings and have the design team respond prior to the next submittal date. **The working committee will review plans for programming, layout, materials and finishes during the course of design. Other**

key personnel such as IT and Building Maintenance, will be brought in to help review the plans as they are developed. The Building Dept. will want to review “complete” plans for a building permit as any other applicant is required. This submittal is often done at 90%. The Building Dept. is about 10 days out on plan check. Any corrections will need to be completed before permit approval. Where does PCMC propose consultation with the PCMC Design Review Team occur? If there are exterior modifications/additions to the building then there may need to be additional meetings or coordination with the Planning Department. Any other coordination should be able to be accomplished at a weekly meeting.

The RFP indicates that the building is in need of significant upgrades to the mechanical and electrical and IT systems. Does this mean that the whole building will need all new systems or is there a way that you could clarify the scope of that work? Will we be trying to tie new systems into existing systems? Is it just plumbing or do you expect that new HVAC will be required? We want to look at an entire HVAC system including the possibility of a geothermal system. The existing duct work is insufficient. The controls were upgraded in 2007, but may need upgrades with a new system. The electrical system will likely need upgrades for the kitchen, new technology and general performance as part of the renovation. Similarly IT, security... will likely need upgrades as generally needed in a renovation. Plumbing will be needed for the preschool move where they have a small kitchen and restroom. Upgrades will be needed for the commercial kitchen.

Can you explain the type and size or capacity of the commercial kitchen required on level 3? The Senior Center who will be using the kitchen has the capacity to cook about 75-100 meals for lunch.

Are FF&E services required for the entire 30,000sf of renovation or will some of the furnishings for the preschool and senior center be reused? The preschool will reuse their existing furnishings. The senior center will likely not reuse their existing furnishings. The Library will likely reuse much of their existing furnishings. Is there a way that you can clarify the amount and type of new FF&E we will be designing and helping to procure? There is \$75,000 budgeted. There will likely be bookracks, Office furniture, furniture for reading, and furnishings for flexible space.