

PenMet Parks Community Recreation Center - RFQ No. 2020.01 (as of 4/10/20)

Questions and Answers:

1. Who were the Consultants from the previous phase?
You can find a list of our CRC Phase I Consultants on the PenMet website:
<https://www.penmetparks.org/wp-content/uploads/2020/02/Staff-Memo-R2019-1015CRCPhase1.pdf>
2. What will the process be?
Details about the RFQ Process can be found on pages 1,2 & 3 of the RFQ:
<https://www.penmetparks.org/news/capital-improvement-projects/>
3. Who would be doing interviewing?
Members of the PenMet Leadership Staff, one Park Board commissioner, and a third-party representative.
4. What's happening to the main building?
The existing building is projected to have the steel structure of the tee areas removed. The remaining building will be remodeled for recreation purposes and administrative offices with some additional structure added in the area where the steel structure was removed.
5. What will be in the Event Space?
The event area will consist primarily of open field space and supportive infrastructure for large special events and outdoor activities, with alternative turf options recommended for year-round use.
6. Does the \$26,000,000 cost estimate listed in the RFQ adjusted for using a structure other than the dome?
Minor adjustments were made to accommodate other structural considerations. PenMet has dedicated capital reserves, an on-going capital portion of its levy, and bonding capacity to meet the budget. Additional funding options include grants, naming rights, and other fundraising.
7. Does the budget reflect phasing options?
No, the amount identified, \$26M, is based off the schematic design estimate without phasing. Phasing, however, could be presented as an option and also be considered as part of an alternative design concept .
8. Are there any public funding sources outside of District funding that may involve mandates or milestones to meet?
There are no non-PenMet public funding mandates or milestones known at this time. Public funding options will be vetted during the design phase and integrated with the project budget and fundraising plan.

9. What does the GCCM approval process entail?

The Washington State Capital Projects Advisory Review Board conducts hearings to assess qualifications for approval to utilize the GCCM process. PenMet is researching the requirements and process for gaining approval and looking to the selected architectural team for support.

10. Has an owner's representative been selected for the GCCM process?

No.

11. What is the status of the steel structure and how much will be removed?

The steel structure does not meet seismic code for public assembly uses, and the entire steel and concrete structure will be removed.

The design process will determine how much new construction will be added in its place.

The existing stick-frame building will remain.

12. What type of construction is the existing building, and will it support ceiling PV panels?

The existing building is stick-built and will support ceiling panels.

13. Are the programming elements and levels set for the site and buildings?

No, there has been some preliminary work, but the design process will explore that further, and PenMet is open to exploring alternative ideas and concepts.

14. Is the layout set for the buildings?

No, there has been some preliminary work, but the design process will explore that further, and PenMet is open to exploring alternative ideas and concepts.

15. Is a specific square footage set for the buildings?

No, there has been some preliminary work, but the design process will explore that further, and PenMet is open to exploring alternative ideas and concepts.

16. Is the site plan set for the property?

No, there has been some preliminary work, but the design process will explore that further.

17. Is the 35% conceptual plan available?

There is a drawing on the website.

18. Is the Conditional Use Permit (CUP) completed, and are you expecting a resubmittal?

The CUP is completed and approved, but any resubmittals will depend on design process. The Hearing Examiner's response is on the website.

19. What are your intentions for sustainability and/or LEED certifications?

PenMet is interested in sustainable elements and the design and permitting process will determine the level.

20. What are the considerations for stormwater?

The proposed design involves retention on PenMet's property to the south, across 24th St.

21. Is the planning for this site only?

PenMet has a Comprehensive Parks, Recreation, and Open Space Plan available on the website, but this planning effort is strictly for this site.

22. What will be the Cushman Trail route?

The trail will enter the site at the north end of the property, work its way west, toward Highway 16, and then continue south along the west side of the site to 24th St at the H-16 on/off ramp signal light. A proposed schematic of the trail route can be found in the preliminary site plan.

23. Does your team have a current webmaster to facilitate the need of updating the PenMet Parks website? This was mentioned in the RFQ, but we were not sure if that should be included into our proposed team?

PenMet manages our own website, but a web page to provide project status and updates is requested of the consultant team.

24. It seems that you may not need a cost-estimator if Parks decides to go with a GCCM. Is there any new guidance around this quandary?

No, PenMet is still reviewing the GCCM option.

25. Are you looking for an outside consultant to evaluate operations and proforma?

The District will contract with a separate third-party consultant to evaluate operations and proforma.

26. Would you prefer that the cost estimating effort be supported by a 3rd party cost estimator or with just the GCCM?

If the GC/CM and A/E team cost estimators are able to reconcile total project costs and a GMP is executed by and between the District and the GC/CM, a third-party cost estimator will not be necessary. If not, a third-party cost estimator will be contracted by the District.

27. Could we bring a contractor on our team to act as a cost estimator and would they be able to compete for the construction contract?

As the Firm you would be able to bring any consultant/contractor on your team that would help you with the project. If the contractor wanted to compete for the project, they would have to fulfill all the requirements any other contractor would.

~~28. With the fast-evolving pandemic, we wanted to confirm if the submission schedule has been impacted. Please let us know if the original schedule will be maintained or if the proposal submission will be extended.?~~

~~At this time, we are holding to the schedule for Proposals Due Date.~~

~~We have not heard from anyone that coronavirus issues are affecting the ability to meet this deadline.~~

~~We will continue to monitor the situation and evaluate options for interviews and future steps after the Proposals Due Date.~~

29. We received a few additional comments related to issues with printing and consultant situations, and the ability to meet the existing submission deadline.

In light of the governor's orders, public health guidance, and expectations around social distancing, we are adjusting the Deadline for Questions, Proposals Due Date and subsequent schedule by pushing it back two weeks.

Revised Deadline for Questions: **Friday, April 3, 2020, by 4:00 PM**

Revised Proposals Due Date: **Friday, April 17, 2020, by 4:00 PM**

We will continue to monitor the situation and evaluate options for interviews and future steps after the Proposals Due Date.

30. Regarding submittal and interview format:

In light of the governor's orders, public health guidance, and expectations around social distancing, we are adjusting the RFQ format for submittal of Qualifications and Interviews:

- We are accepting electronic pdf copies of Qualifications only
E-mail pdf's to ELewis@PenMetParks.org and Cc EGuenther@PenMetParks.org
- We will be conducting video conferencing interviews using Zoom