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**Addendum 2**  
**Solicitation 21-AA24**  
**City Hall MEP Renewal Design Services**

This addendum serves to notify all bidders of the following changes to the solicitation documents:

Questions asked are answered below:

1. Do all bathrooms need to be brought up to ADA standards? **Bathrooms that are altered to accommodate the placement of MEP runs will need to be replaced with bathrooms that meet current code which may include ADA standards.**
2. Does the City require a cost estimator to check pricing at each phase (SD, DD, CD)? **No, we expect the selected designer to design to our budget and provide a design estimate for that project.**
3. If a cost estimator is required, does the City prefer a local contractor or 3<sup>rd</sup> party cost estimator? **If the City of Duluth would like an independent estimate, we reserve the right to privately contract with a vendor of our choice.**
4. Is there a requirement from the City of Duluth for this to be an Architect Led (Prime firm) or Engineer Led proposal? We understand both disciplines will be required as part of the team, but any clarification would be helpful as this relates to the (I-9) Small Diverse Business Information portion of our team and proposal. **Either firm can be the lead for the project, to be determined by the firms.**
5. Can you please confirm that a MEP engineering firm can lead this project incorporating a full team for the complete project. **An MEP engineering firm can lead the project.**
6. It was mentioned during the preproposal meeting that the budget is approximately \$12 million. Can you please elaborate a bit? Is this the overall project budget, or the anticipated construction budget? If the overall project budget, is there an anticipated construction budget for the project? **The overall project budget is \$12,000,000.**
7. Please confirm that MN B3 is not a part of this project as indicated in the preproposal meeting. **MNB3 is a state requirement for state funding. We are not funded with state money, so that standard will not be applied. However, energy efficiency is critically important so we will make every effort to be as efficient as practical.**

8. While historically sensitive and because work is generally not on the outside of the building, please confirm as indicated in the preproposal meeting that a historical consultant is not required for this project. **A historical consultant is not required; however, plans may require approval of Historic Preservation Office or city Historic Preservation Commission.**
9. Assuming restroom facilities need a larger footprint to meet ADA standards, is this space to be gained through the existing restroom space and associated chase, or can space be taken from other adjacent spaces? **Space can be taken from a combination of existing and adjacent spaces. Given the source of funding, priority will be given to work that improves indoor air quality, which includes the HVAC, exhaust fans, building controls, etc. Bathrooms will be brought to current code where meeting these other priorities disrupts existing facilities, as stated in the answer to question one.**
10. Regarding the power distribution system, I understand some of the generator backup system has been upgraded recently, is it the scope to upgrade the rest of the electrical distribution system in the building, or only on an as needed basis? **We are updating the existing electrical infrastructure as needed to meet project goals.**
11. Is it the intent that the existing Fire Alarm System stays, and the new smoke evac is added to this system? Or should the entire system be replaced? **The intent is that the existing system stays. System will be improved to meet the new demands of the project.**
12. Will background drawings for the entire building be provided in CAD or will these need to be created via scanned drawings? **CAD drawings are not available.**
13. Will there be any ADA accessibility work in addition to the restroom upgrades? **No.**
14. The more recent plans provided do not include a basement level. Are we to assume there may be work required on the basement level? Are there toilet rooms on this level that will need to be renovated? **The most recent plans provided include the ground floor. Ground Floor is the lowest level besides the tunnel network under the building. Refer to question nine.**
15. Are we to assume that the building toilet facilities will need to meet current code requirements for quantity as well as accessibility? Is the expectation the design team will do a full building code review and determine quantities required or is that information been done and available? **The design team should review code as any adjustments are made to the current status of quantity and accessibility. Refer to #9.**

16. Are there as-built/record drawings available for the entire building? Cadd files available? **There are no CAD files in our possession. We have the original's (1927) that have been provided and the most recent floor plan, also provided. There are individual project files for specific projects and locations that can be provided to the selected design firm if they feel they will be relevant.**
17. Should the design team have a Public Relations (PR) as part of their team or will does the City of Duluth have a PR individual and the design team will support this project by providing the appropriate technical information? **The City of Duluth will be responsible for any PR and internal communications with support from the design team.**
18. Should the design team have a Cost Estimator as part of their team or will the City of Duluth engage a cost estimator for this project? **The design team is responsible for cost estimating. Please refer to questions two and three.**
19. For the Appendix A and Byrd Anti-lobbying amendment signature – is electronic signature acceptable? **Yes, electronic signatures are acceptable.**
20. Building Automation Systems (BAS) – it is not clearly defined in the RFP if a BAS is currently in place or required. Is direct digital control (DDC) desired/required? Please clarify. **There is an old BAS system in place. Any existing digital controls can be reused where practical. All new controls will be DDC and conform to the building control OPR that was provided.**
21. Hot water is desired – are we to use city steam with convertors or a hot water boiler plant? **City steam with convertors.**
22. Has asbestos abatement been performed in the building, and to what extent? **Asbestos abatement has been performed in areas under previous construction projects. Areas affected in this phase will be tested and abated for both asbestos and lead paint as necessary. The City of Duluth will be responsible.**
23. Would you please provide a more in-depth description of the energy modeling? What are the deliverables? **Energy modeling needs to include first cost, operational costs, and aesthetic/functional impacts to support the decision-making on the type of system that will be designed. We see this as a tool to determine the best type of system for this facility that is in line with our energy goals.**

Please acknowledge receipt of this Addendum by including a copy with your proposal.

Posted: **September 2, 2021**