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**Addendum 1**  
**Solicitation 22-5501**  
**Design Services for Spirit Mountain Chalet**

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

1. The City is no longer requesting proposals on behalf of the Spirit Mountain Recreation Area Authority. The recommended proposer will be required to contract directly with the City of Duluth. The City will make every effort to adhere to the schedule outlined in the RFP.

The following questions asked are answered in *italics*.

1. Both the Pre-Design Report and the Bond Application describe Project Scope to include a number of improvements besides the Skyline Chalet scope. Please clarify extent of scope to be addressed in proposers design scope and fee. Is it only the Skyline Chalet improvements or does it include some or all of the other improvements listed?

*Only the Skyline Chalet improvements at this time, but the scope of design for the entire project will be expanded once/if the project is funded.*

2. Please confirm the design and engineering services fee will include the following per the Professional Services Costs in Section 4 (page 4-16 of the Pre-Design Report):
  - Item 1.1 - Basic Design Services
  - Item 1.2 – Additional Services
  - Item 1.3 – Furniture, Fixtures, and Equipment
  - Item 1.4 – Environmental Assessment Worksheet

*We only need pre-design services at this point to continue defining the layout, program and renovation scope of the chalet. Additional services will be secured when/if the project is funded and full design begins.*

3. Please define the scope of work required for the Civil Engineering and Landscape Design Professional Services Costs of \$90,000 in Section 4 (page 4-16 of the Pre-Design Report.)

*At this point the only civil/landscape scope needed is that sufficient to support the pre-design work for the chalet.*

4. Please confirm that the Owner will provide Building Envelope Commissioning and HVAC and Electrical Systems Commissioning as an independent third party to the project per the Professional Services Costs in Section 4 (page 4-16 of the Pre-Design Report.)

*Not relevant at this point, but this is typical to how we approach these services in projects.*

5. Please confirm that the Site Design per Section 5 (page 5-2 of Pre-Design Report) will not be included in the project as follows:
  - Pavement
  - Storm Sewer Improvements
  - Sustainable Site Criteria
  - Site Amenities and Signage
    - Mountain Improvements
    - Snowmaking Improvements
    - Lighting Improvements
    - Summer and Adventure Park Improvements
    - Campground Improvements
    - Maintenance, Utility and Infrastructure Improvements

*That is correct.*

6. If the Site Design per Section 5 (page 5-2 of the Pre-Design Report) is to be included in the fee, please advise if the Owner will retain a Ski Area Planning & Design consultant firm to provide design services for the Site Amenities and Signage area of work.
  - Additionally, please advise on the scope of work for Design and Engineering Services required for this item under this Request for Proposal.

*When we are ready to go to full design, we will engage our consultants for these services and/or fold it into our design services agreement with the Chalet A/E firm selected for this phase – at our discretion.*

7. Both the Predesign report and the Bond Application describe Project Scope to include a number of improvements besides the Skyline chalet scope. Clarify extent of scope to be addressed in proposers design scope and fee. Is in only the Skyline Chalet improvements or does it include some or all of the other improvements listed?

*Only the Skyline Chalet.*

Please acknowledge receipt of this Addendum by including a copy of it with your proposal. The pages included will not count toward any page limitation, if any, identified in the RFP.

Posted: **February 23, 2022**