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Addendum No. 2
Solicitation #25-AA08
Priley Circle Restoration

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

The following are questions asked by A/Es and their subsequent answers. Please note – some questions have the response of ‘Unknown at this time.’ The City is actively seeking answers for those questions and will be sure to provide further information when it is received.

1. Does the high-level \$3 million budget mentioned include the utility work, even though utilities may be funded separately? Can you confirm whether this budget is inclusive of all project components, and whether the utility work will be a part of one consolidated set of construction documents, or a separate project?

Portions of the utility work will be paid from funds outside the \$3 million budget. This budget is not taking into account all utility work, since other stakeholders will be performing work while this construction project is ongoing.

2. Could you clarify the requirement regarding testing services mentioned in item 6.6?

Selected Firm will review any testing requirements that are included in the contract the City makes with the contractor chosen to do the construction work. Any additional testing needed will need to be added with an amendment to the original contract.

3. Could you provide further clarification on Options 1, 2, and 3 of the proposed fee structure? Specifically, we are seeking guidance on how these options differ in terms of scope, expectations, and compensation.

- Base Fee: This reflects compensation for all services outlined in the core contract scope. These services exclude those described under Options 1, 2, and 3. Final payment is contingent upon submission of a release of claims from the A/E, listing any exceptions.
- Option 1 – Pre-Construction Contract Award Negotiation Services: This option includes services such as bid evaluation, coordination during contractor selection, and negotiation support prior to the award of the construction contract. Pricing for this option must be submitted with the base bid and will be paid as a fixed fee if exercised.
- Option 2 – Post Construction Contract Award Services: This option covers services after the construction contract has been awarded, which may include participation in kickoff

meetings, review of initial submittals, or early-stage construction coordination. As with Option 1, pricing is to be included with the base bid and paid as a separate fixed fee if authorized.

- Option 3 – Additional Services: Any additional services beyond those defined in the base contract and Options 1 and 2—such as expanded scope, unforeseen testing, or supplemental support—will be handled through separate contract modification. Compensation for such services will be determined at the time of modification

4. Does the city believe that a geotechnical survey of the project site is necessary to complete the Priley Circle project?

Yes

5. What is the city's review period for design documents at the end of each phase?

2-4 weeks

6. Is a “breakdown of the hours by task for each employee” required for each subconsultant, or only the prime A/E consultant’s employees?

Just the A/E employee’s

7. Does the city anticipate that GSA will prepare the draft APE, or is this a service that the A/E will provide?

Unknown at this time.

8. Is NEPA (National Environmental Policy Act) review guidance and document preparation an anticipated part of the scope for the A/E’s compliance role?

Unknown at this time.

9. Is an archaeologist required on each team?

No

10. Is a phase 1 archaeological report needed for this site?

Unknown at this time.

11. What documentation does the City have of the original design and will it be provided to teams pre-proposal?

Nothing has been located at this time, but effort is being made to find any documentation.

12. Does the City require a period to review design documents at the end of each phase prior to agency reviews, or can the city and agencies review submissions concurrently?

City will review before any external review happens, we will make best effort to review in a timely manner before opening it up to all parties.

13. Where is the fountain equipment stored? In a concrete vault? In the basement of the building? Or other?

Right below the fountain

14. Is any of the original equipment still being utilized for the fountain from the early 1970s?

Some original equipment may remain, but most has been upgraded through the years.

15. Is there any interest in lighting in the fountain?

Yes

16. Would it be possible to get any photos of the fountain pump room and inside the control panel?

Don't have any currently but can be taken and distributed if needed.

17. Does Priley fountain need to be re-tiled or re-waterproofed as a part of this project?

Yes

18. Will the existing building mounted light fixtures on the building sides that face the park circle area be included in this project?

No

19. Will the new lighting design tie into the existing exterior lighting controls or do the existing controls need to be updated?

To be determined by A/E

Please acknowledge receipt of this Addendum by checking the acknowledgement box within the www.bidexpress.com solicitation.

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