



File No. 06.01.243
June 14, 2018

**ADDENDUM NO. 1
RFP FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES
FOR THE
RENOVATION OF FIRE STATION 54**

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY STATING AS SUCH AS PART OF YOUR PROPOSAL'S COVER LETTER.

This addendum is issued to answer questions submitted regarding this RFP.

Questions & Answers

1. What is the project schedule?
The City would like to be ready to begin construction Spring of 2019.

2. Is the project funded, and for how much (construction budget)? The 3 year old study lists a \$3.5M to \$4M budget inclusive of construction, design and other soft costs.
The City has allocated \$3 Million for this project, which includes design and construction.

3. Are the RFP's still due on 6/20 or has there been an extension?
The RFP Deadline has been extended to Wednesday, 6/27 at 2:00 pm.

4. Is there a list of RFP holders available?
The RFP was sent to the following architecture firms:
 1. *Propp + Guerin*
 2. *Noll & Tam*
 3. *BRW Architects*
 4. *Shah Kawasaki*
 5. *Marcy Dong Donn Logan*
 6. *Robin Chiang & Co.*
 7. *Ward Young*
 8. *Leddy Maytum Stacy*

5. Shall we include team members and fees for only standard consultants (structural, civil, landscape, MEP, cost estimating) or also include any specialty consultants anticipated?
Yes, please include your entire team, including specialty consultants. Please submit as a separate line item such that it may be removed if deemed appropriate.
6. Is the firm who prepared the study for FS 54 and 55 (Mary McGrath Architects) precluded from proposing on this project?
No, but they have declined to propose.
7. Is this proposal only for fire station 54 (not including station 55)?
Yes, this renovation is Stations 54 only.
8. Per Omar, it seems the City is open to alternate program layouts and options than the preferred scheme presented in the RFP. Is the conceptual plan/program included in the proposal fixed or flexible? Shall we include a conceptual/feasibility phase in our proposal after the preliminary assessment phase?
The City is flexible with regards to the concept plan presented in the RFP. The City is open to ideas from the consultant. Consultant may add phase to their scope as they see fit.
9. Has it been considered to provide a new fire station at a nearby location given the amount of challenges at the current site (on fill, in a flood plain, site drainage issues)? Is this an option that you would like us to review?
No – City will not be considering relocating fire station as part of this study.
10. Has it been confirmed that the proposed rear additions meet the zoning requirements and will not trigger a plan review or EIR. For example, per the designated LI/O zoning for the station, 20% of the site should be landscaped, which appears currently insufficient.
Any additions, demolition and/or rebuild, or exterior changes (color or material) will trigger plan review.
11. Per Omar, it may have been considered to add a second story at some point. Is that an option that we should review for feasibility? It appears that the program can be implemented on a single story.
The City is not opposed to a second story. Consultant may include as part of the feasibility analysis if a feasible option.
12. The RFP requires that the station remain operational throughout construction with temp quarters on site. Due to the extensive nature of the renovation needs

including site work, has it been considered to relocate staff and apparatus to a temporary site nearby? If not, should the temporary quarters support sleeping quarters as well as restrooms, kitchen and other facilities? If so due to the limited available space on the site and the likely need to regrade and provide staging for the contractor, suggested phasing may prove challenging and costly. *Depending on the design recommendations and extent of construction resulting from this project, City will assess the need to relocate fire station and personnel during construction.*

13. Since the apparatus bay needs substantial renovation including seismic, roof, wall and slab repair, sprinkler, fire alarm, power upgrades, etc., has it been considered to locate apparatus elsewhere during at least that portion of phased construction?

This project is not anticipated to include renovations to the apparatus bay. This design shall focus on the renovation to the living quarters and restrooms. Design and funding priority shall be focused on the living quarters and restrooms prior to consideration of the apparatus bay.

14. Will the City hire and manage hazmat, geotech, surveyor, flood/plain CEQA consultants that will coordinate with the design team as is typical, or does the City expect that the Architect engage and include those consultants with this proposal? It is likely unknown which of these should be included until after an assessment is implemented.

Consultant shall include whatever services they believe may be needed based on the known information about the project. Architect shall engage these firms or individuals as sub-consultants.

15. Are there original and or previous renovation drawings and surveys available to the selected design team?

Yes, we will provide the available documents upon selection. We have the following plans on file:

- *Original construction plans, 1964 (COP-132)*
- *ADA compliance design plans, 2008 (COP-217)*

16. The house portion of station, per the conceptual floor plan, substantial interior demolition including most walls, slabs, ceilings, roof, envelope walls, etc. seem necessary to incorporate anticipated programmatic, infrastructure and ADA upgrades. Are there any portions of the interior that are expected to remain as is for cost or other reasons, or should this be considered a complete gut project?

Consultant shall prioritize the renovation of the living quarters and restrooms. If other areas are impacted by these renovations, design shall also include reinstatement of those areas. Additional building areas shall be considered as allowed by the available budget.

17. We expect the envelope walls will need to be opened for shear strengthening, insulation and MEP infrastructure and the exterior plaster will most likely need to be replaced or re-clad with another finish material.

This project shall advise the City what work is needed based on a detailed investigation upon project award.

18. Does the City expect the project to trigger a full planning department review for any changes to the exterior including the additions, re-roofing, re-cladding, finish colors, etc.?

Yes, planning department review is required for these types of changes.

19. Construction support services are listed as an option, to be awarded at a later date. Is it anticipated that the design team that completes construction documentation perform construction support?

If your firm can provide these services, consideration will be given to the design architect first. If not, City will engage a construction management firm.

By:



Monique Fuhrman
Project Manager