



# TULE RIVER TRIBAL COUNCIL

## TULE RIVER INDIAN RESERVATION

### REQUEST FOR PROPOSALS

TRTC-07-2020

### ADDENDUM NO. 1

November 19, 2019

TO: PROSPECTIVE PROPOSERS

FROM: Corina Harris, Director of Procurement

This Addendum No. 1 forms a part of the Contract Documents and modifies the original Request for Proposals dated November 1, 2019. Acknowledge receipt of this and all subsequent addendum on the space provided on the form attached as Exhibit 1. *This form must be included with your Proposal and failure to do so may subject Proposer to disqualification.*

This Addendum consists of four (4) pages and the following attached documents:

- i) Exhibit 1 - Acknowledgement of Receipt of Addendum
- ii) Exhibit 2 –Scope of Work and Fee Matrix

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### CLARIFICATION TO QUESTIONS FOR Q&A 1, 2, 3

- 1) A question was raised in regards to properly preparing a fee we need a little more information on the project scope. Are you going to send out a more detailed program and construction budget?

**Clarification:** The budget for this project is \$200M including all hard and soft cost. The program is as follows:

- a. Casino at approximately 190,000 sq. ft./F&B/FOH/BOH/Porte Cochere
- b. Hotel at approximately 110,000 sq. ft. /175 rooms
- c. Multi-use Event Center at approximately 25,000 sq. ft.
- d. Other components impacting the budget, but not part of your services will be a Fire Station Renovation, a Tertiary Treatment Plant, and Roadway improvements.
- e. We are looking for full service design on items a-b.

- 2) A question was raised in regards if we should use this as a guide for developing the scope and fees, or do you have revisions to this program and site development plan?

Clarification: The site plan and EIS are publicly available on line at <https://www.tulerivereis.com/>. Revisions to the SOW are stated above in question #1.

- 3) A question was raised in regards to if Owner could also detail what you are expecting from the civil engineer concerning utilities design (water, wastewater, electrical, stormwater), and off-site development road improvements if any?

**Clarification:** Yes. The civil engineer will be required to design and coordinate all onsite roads and utility services entering the site from adjacent roadways, treatment plant, etc. Offsite roadway design has not been contracted at this time.

- 4) A question was raised in regards to you (owner) will probably be looking for a firm that does the FF&E purchasing at some point too?

**Clarification:** Yes. We anticipate contracting with an FF&E procurement firm. Your firm will be required to provide full specifications and coordination with our FF&E consultant.

- 5) A question was raised regarding, in the RFP there is a requirement for signing an NDA. Can you please send that to us? In addition, is it due back prior for proposing or would you like it included in the proposal response?

**Clarification:** Yes. Sent Previously.

- 6) A question was raised in regards to if the Owner would be interested in discussing LEED Certification for this project.

**Clarification:** Yes. LEED has not been discussed in detail at this point, but certainly the LEED principles are important and encouraged regarding this project.

- 7) A question was raised regarding if this requirement would prevent us from proposing in your project (demonstrate previous experience and capability on projects including prior lead design responsibilities as architect of record for at least five (5) large Tribal resort hotels and/or casinos of at least \$200 million dollars in construction value, to include the following program elements)?

**Clarification:** No, It does not prevent you from proposing on this project. After some discussion we have decided to change this requirement to the following: (demonstrate previous experience and capability of at least five (5) tribal projects with lead design responsibilities as architect of record provided that at least two (2) are large Tribal resort hotels and/or casinos of at least \$200 million dollars in construction value, to include the following program elements.

- 8) A question was raised regarding the fee proposal.

**Clarification:** Your fee should be based on the construction hard costs. The construction hard cost for the Casino, Hotel and events Center are estimated to be \$130,000,000.00.

*See attached Scope of Work and Fee Matrix, Exhibit 2.* This will be used to provide Tule River with a clear method to compare fees.

- 9) A question was raised in regards to clarification if civil services are to be provided by the AE firm or if these are provided by the Owner. Do these civil services also include parking?

**Clarification:** The architect shall carry the Civil design for the casino/hotel/events center for the site proper. Yes, this includes parking area on site.

Correction to the written requirements: Civil Engineering –Owner direct agreement for offsite only. Provide direction, MEP/life safety design and coordinate with as required.

The owner will contract directly with the Civil for roadway improvements and any offsite design needs.

- 10) A question was raised in regards to Site Civil Missing.

**Clarification:** See above and under 'Consultants'-Civil, Site Utilities page 3 of 9. Please consider this 'site civil' as a requirement.

- 11) A question was raised regarding the Envelop Consultant is missing (specified on page 4 under consultants).

**Clarification:** Architect is responsible for the Envelop.

- 12) A question was raised regarding cost estimating is shown but not requested on pages 3 or 4?

**Clarification:** See page 3 of 9. Architect is responsible for cost estimates in design.

- 13) A question was raised regarding A/V and Acoustical should be two separate line items?

**Clarification:** These can certainly be two separate consultants. Price together or separate, but please be clear in pricing description.

- 14) A question was raised regarding if I would assume we could add more consultants at our discretion if we feel appropriate under "Other (specify)"?

**Clarification:** Yes. Please be clear in the pricing description.

- 15) A question was raised, Do you have the FAA guidelines for how tall of building can be constructed next to the airport?

**Clarification:** Yes. We are restricted to 100 feet maximum. We do not anticipate reaching this height.

- 16) A question was raised regarding, do you want us to do the FAA submission, or will the owner?

**Clarification:** The submission author is undetermined as this time, but please provide a price.

- 17) A question was raised regarding if you are accepting proposal for just interior design.

**Clarification:** No. Your proposal must be for the full services described in the RFP.

18) A question was raised regarding if it does need to be an architectural firm submitting the plans along with the interior design plans.

**Clarification:** Yes. See above.

**Thank you.**

***EXHIBIT #1***

**TULE RIVER TRIBAL COUNCIL**

**REQUEST FOR PROPOSALS**

**Number TRTC-07-2020**

**I/We the undersigned, acknowledge that we have received and read the Addendum(s) as listed to the Request for Proposals, No. TRTC-07-2020 for the Architectural Design Services.**

**Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_**

**By: \_\_\_\_\_ (print name)**

**By: \_\_\_\_\_ (sign)**

**Company: \_\_\_\_\_**

**Date: \_\_\_\_\_ 2019**

## Exhibit 2

### **Phase 1: Conceptual Design and Programming**

The deliverables in this phase of design will be used as the basis for approval of the design concept to begin the Schematic Design phase. It will also be used to comply with the EIS, which has been submitted and approved. The Architect will be required to work with the Owner and Owner's environmental consultant to provide deliverables with the necessary level of details.

#### 1. Programming

Provide programming for the Casino, Hotel, Events Center (the Preferred project plan, Option A below). Meet with Owner representatives as required to establish needs and validate responses to them.

#### 2. Conceptual Plans

Provide planning services to develop conceptual plans as described below. Two (2) different site plan designs will be required as follows:

##### Options

- A. Preferred project plan including Casino and all preferred amenities (Owner desired concept used to initiate Schematic Design)
- B. An alternate plan with reduced building areas or volume (for EE only)

For each plan, organize locations of buildings, structures, site features, finish grading, connections between buildings, and visual order within and between site areas. Vehicular service and pedestrian access systems within the site are to be addressed.

### **Phase 2: Schematic Design through Construction Administration**

#### 3. Architectural and Interior Design

Provide architectural and interior design including schematic design, design development and construction documentation and construction administration for the buildings and all related site work, in accordance with the 2015 IBC, ADA and City/County Fire Department requirements. Include furniture layouts for all rooms.

#### 4. Mechanical, Electrical, Plumbing and Fire Protection Engineering

Provide Mechanical, Electrical, Plumbing and Fire Sprinkler (MEP&FS) design in accordance with 2015 IBC, including construction documentation for low voltage fire alarm, communications design. Coordinate with food service and other disciplines, as well as with local utilities and Fire Department, to develop integrated utility services for the site and buildings in accordance with applicable codes and fire access requirements

#### 5. Lighting Design

- a. Develop a site exterior lighting theme and construction documents for the following:
  - Street lighting
  - Pathway lighting

## Architect Scope of Work and Fee Matrix

- Landscape lighting
- Building exterior lighting
- Signage lighting

b. Develop Interior lighting theme and design documents, emphasizing aesthetics, energy efficiency and ease of maintenance.

### 6. Structural Engineering

Provide structural engineering services for all buildings and structures, including water feature(s) and site structures in accordance with the 2015 IBC.

### 7. Civil Engineering- Owner direct Agreement. Provide direction, MEP/life safety design and coordinate with as required.

Owner consultant will provide standard civil engineering services, including finish grading, hardscape, drainage and retention design, utility plans and connections as required for the project.

### 8. Landscape Architecture

- a. Provide comprehensive landscape architecture design services for the site, including:
- Hardscape and landscape design
  - Site furniture design
- b. Provide irrigation design and construction documents for the site understanding that purple pipe (reclaimed and raw water will be utilized and required).

### 9. Low Voltage System Design:

Provide cabling and termination infrastructure and MEP design services for the following Owner provided low voltage systems, including:

- Telephone/data
- Surveillance
- Access Control
- Audio/Visual
- POS
- Gaming Systems
- Video marketing systems

Confirm/provide as required head end location, UPS and HVAC requirements for all systems. Coordinate with Owner direct system vendors as required to ensure point to point connectivity and provide required UPS and HVAC system design to support expansion of all low voltage systems. Equipment design/provision by Owner vendors.

### 10. Signage Design- Owner direct design build Agreement- Provide direction, life safety design and coordination as required.

Owner design build vender will provide interior and exterior way-finding signage design, including accessibility and code required signage.

### 11. Food Service Design- Owner direct Agreement. Provide design direction, MEP/life safety design and coordination with as required.

Owner Consultant will provide food service design, including kitchen equipment. Deliverables, including drawing sets and equipment cut sheet binders for all equipment specified. Maintain cut sheet binders with current updates as required.

## Architect Scope of Work and Fee Matrix

### 12. FF&E Design

Provide Interior and FF&E design and specifications. Maintain cut sheet binders and 4 sets of originals control books for all interior finishes and furnishings. Provide 'Purchase Ready' specifications for use by the Procurement Agent to be retained by the Owner.

### 13. 3D Modeling:

Three- dimensional color modeling with walk-through capabilities may be required for site and building design. Transfer of computer design to video format may be necessary.

Refer to the following matrix for summary of A/E services, tasks and responsibilities.

#### Services and Consultants

SERVICES	A/E	OWNER' REP	OWNER	GC	Excluded
Conceptual Plans	✓				
Space Schematics/Flow Diagrams	✓				
Room by Room Data Sheets	✓				
Peer Review					✓
Color Boards	✓				
Construction Documents	✓				
Shop Drawings Review	✓				
Construction Assistance	✓	✓			
Schedules	✓(design)	✓(master)		✓(const)	
Cost Estimates	✓(design)			✓(GMP)	
Code Report	✓				
Equipment Purchase		✓	✓	✓	
Material Control		✓	✓	✓	
Document Control		✓		✓	
Contracting Management				✓	
Existing Facilities Surveys					✓
Plan Check			✓		
Construction Testing & Inspections			✓		

CONSULTANTS	A/E	OWNER' REP	OWNER	GC	Excluded
Geotechnical Report		✓	✓		
Boundary Survey		✓	✓		
Vibration and Noise	✓				
Off-Site Utilities					✓
Structural, Mech., Elect., Engineering	✓				
Interior Architecture, Audio/Visual,	✓				
Safety				✓	
Plumbing Engineering	✓				
Traffic Study		✓	✓		
Civil, Site Utilities	✓				
Waste Treatment		✓	✓		
Landscape and Irrigation	✓				
Environmental Reports and Approvals		✓	✓		
Lighting Design	✓				
Equipment, Food & Beverage		✓			



## Architect Scope of Work and Fee Matrix

CONSULTANTS	A/E	OWNER' REP	OWNER	GC	Excluded
Furniture Layouts	✓				
Equipment (Moveable) and Furniture Design Data	✓				
Renderings/Model	✓				
Fire Protection Engineering	✓				
Signage Design	✓concept		✓ CDs		
Telecommunications and Data Systems Design	✓infrastr ucture		✓Equipm ent		
Life Safety Systems Design	✓				
Surveillance and Access Control Systems Design	✓infrastr ucture		✓Equipm ent		
Roofing and Exterior Wall Design	✓				
Wind Study					✓
Energy Simulation					✓
Overseeing Owner Consultants		✓			
Cutover and Start-up		✓		✓	

### Summary of Tasks and Responsibilities

	A/E Team	Others
<b>DESIGN PHASE</b>		
Programming and Conceptual Plans	✓	
Building Architectural and Interior Design	✓	
Engineering Criteria reviewed and submitted (calculations)	✓	
Code Review and Report submitted	✓	
FF&E purchase ready soecifications	✓	
Low Voltage Systems	✓backbone	
Signage	✓ concept	
Define all local authority requirements	✓	
Complete material selections	✓	
Develop design schedule for each phase and update monthly	✓	
Preliminary drawings to any authorities required	✓	
Coordinate geotechnical, Land Surveys		✓
Mech., electrical, structural, data/telecom, plumbing	✓	
Statement of probable construction cost (design phases)	✓	
Initial design approvals by fire dept. and other agencies	✓	
Environmental permit		✓
Define utility services to site with local companies (civil)	✓	
Material color sample boards (exterior and interior)	✓	
Paint and tile color boards (interior)	✓	
Traffic Study		✓
<b>CONSTRUCTION DOCUMENTS PHASE</b>		
Complete and issue for bid site improvement package (site and utilities)	✓	
Complete and issue for bid shell and interiors package for building (Phasing as required)	✓	
Bid pre-purchased equipment specifications		✓
Complete documents and specifications for Architectural finish, mechanical, electrical, structural, food service, signage, AV, data	✓	
Review all bid documents	✓	
Coordinate fire protection, and telecommunication designs	✓	
Review construction schedule and cost estimate monthly	✓	✓
Advise on local requirements for all bid conditions, negotiations, and contract forms	✓	✓

## Architect Scope of Work and Fee Matrix

Prepare bid evaluations and recommendations for award	✓	✓
Bid Architectural, mechanical, electrical, structural shell/core and interiors		✓
Bid telecommunications		✓
Bid FF&E		✓
Answer RFI's, prepare field instructions and bulletins	✓	
Review schedules and payment applications	✓	
Prepare monthly reports during construction	✓	✓
Observe all construction work periodically	✓	
Coordinate with all local authorities	✓	
Ensure compliance with all codes	✓	
Prepare Certificates of Substantial Completion	✓	
Prepare Certificates of Occupancy	✓	
Closeout	✓	✓
Record drawings preparation (Digital and Hard copy)	✓	
Record drawings review	✓	✓

### A. Architect's Duties:

1. Basic Architect services will include but not necessarily be limited to: Schematic Design, Design Development, Construction Documents, Bidding, Construction Administration, and the following consultant services, unless noted otherwise:
  - Site and civil engineering; coordinate with Owner consultant
  - Structural engineering
  - Electrical and mechanical engineering (including HVAC systems, plumbing systems, electrical systems, and fire protection systems)
  - Special system design (including emergency systems for power, lighting, and fire alarm; data pathways for telecommunications; and security, surveillance and AV systems)
  - Landscape design
  - Interior & FF&E design
  - Signage concept for execution by Owner design build vendor
  - Lighting design
  - Low voltage systems infrastructure design/coordination with Owner systems vendors
  - As-builts (CAD from contactor mark-ups)
  - Furnishings, Fixtures & Equipment
  - Kitchen equipment and food service design: Coordinate with Owner consultant
2. Conceptual Design / Probable Cost
  - Site Plan (rendered final)
  - Exterior Architectural Elevations

## Architect Scope of Work and Fee Matrix

- Interior Architectural Elevations (key)
- Color Boards (Fabrics, Carpets, Stone, etc.)
- Typical Building Sections
- 3D modeling as directed
- Probable Cost (Preliminary Budget)

### 3. Schematic Design

- Translate programming and conceptual plans into alternative concepts for building layout and design; prepare plans and elevations sufficient to enable consultation with OWNER/OWNER'REP.
- Prepare interior design concepts, including materials, furnishings, Artwork and treatments.
- Review interior design alternatives and confirm preferred approach.
- Maintain a current design schedule, updated and distributed monthly.
- Develop detailed site plan, including building designs and locations, access and parking, adjacent site linkages and buffering, lighting, signage, storm water drainage, utilities and infrastructure, and landscape concepts. Provide and coordinate all S, M,E, P, food service, and signage deliverables.
- Construction cost estimate.
- Review site plan, schematic design, and project budget with OWNER/OWNER'REP and obtain approval before proceeding to design development phase.
- Provide final schematic design drawing sets. Schematic design must fix floor plans, elevations and sections for all disciplines.
- Provide reporting documents, decision records, and minutes for each meeting attended.

### 4. Design Development

- Develop and refine design themes, including master color and finish programs and recommendations for furnishings, fixtures, and equipment, and Artwork in consultation with OWNER/OWNER'REP.
- Provide and coordinate all S,M,E and P deliverables, including low voltage systems.
- Provide and coordinate civil, site, landscape, and signage design; refine site plan and landscape design.
- Provide and coordinate food service equipment requirements.
- Maintain a current design schedule, and issue monthly.
- Develop project manual, including outline specifications, materials research, and verification of local suppliers and materials.

## Architect Scope of Work and Fee Matrix

- Update construction cost estimate.
- Submit detailed sample boards and review final design and project budget with OWNER/OWNER'REP and obtain approval before proceeding to construction document phase.
- Conduct coordination review with OWNER/OWNER'REP and all disciplines.
- Provide design development drawings sets with project manuals complete enough for a General Contractor to prepare the GMP (selected GC will define drawing requirements)
- Provide documents to, and coordinate with, Plan check entities retained by the owner as required, as well as with public agencies responsible for permitting on and off-site improvements.
- Provide reporting documents, decision records, and minutes for each meeting attended.

### 5. Construction Documents

- Prepare detailed dimensioned drawings illustrating building and site designs, materials, and equipment; including floor plans, elevations, construction details, door and hardware, window, and finish schedules, exit plan with calculations.
- Develop final design themes, including master color and finish programs; submit detailed sample boards for owner approval. Prepare final interior design drawings and design books of materials, colors and finishes.
- Provide and coordinate all S,M,E and P deliverables. Including low voltage systems.
- Provide and coordinate civil, site, landscape, and signage design; finalize site plan and landscape design for approval.
- Provide, coordinate and integrate all food service requirements.
- Provide final design binders with recommendations for furnishings, fixtures and equipment and Artwork for owner approval.
- Prepare project manual with bidding information and specifications indicating construction requirements.
- Maintain a current design schedule and issue monthly.
- Submit contract documents for OWNER/OWNER'REP, Plan checker/ code review at 30, 50 and 90 percent complete stages for approvals
- Submit for GC contractor review and comment at 50 and 90 percent.
- Conduct formal coordination review with Owner, GC and all disciplines.
- Review final construction documents with OWNER/OWNER'REP, Plan checker/ code review; obtain approval before issuing for bid.
- Provide reporting documents, decision records, and minutes for each meeting attended.

## Architect Scope of Work and Fee Matrix

### 6. Construction Administration

- Provide Design Deliverable Schedule and Submittal Schedule and update as needed.
- Coordinate services of consultants to provide up to date revised IFC Documents.
- Attend weekly project meetings with owner's representative and contractors. Coordinate consultant's attendance as required.
- Review and approve subcontractors and material suppliers' submittals and samples.
- Review shop drawings and product data.
- Make periodic site visits to observe quality of work.
- Answer all RFI's in a timely manner.
- Inform owner of defective work or work not installed in accordance with contract documents.
- Review and comment on all progress payments.
- Evaluate all change orders and recommend appropriate solutions to owner.
- Each discipline to prepare final punch-list of items to be completed or corrected by contractors.
- Each discipline to provide site presence for final acceptance of punch list corrections.
- Review written warranties and related documents.
- Conduct post-construction evaluation with OWNER/OWNER'REP.
- Prepare CAD final as-built documents based on contractors' mark-ups.
- Assist owner in making inspection prior to termination of one-year warranties.

# Architect Scope of Work and Fee Matrix

## EXHIBIT "A" – FEE PROPOSAL FORM

1. Phase 1 Conceptual Design and Environmental Documentation Services	Fixed Fee	\$ _____
2. Phase 2 Architectural Design services* (SD, DD, CD, B and CA phases)	Percent of Const. cost	<u>%X \$35M =</u> _____
3. Allowance for models and renderings		\$ _____ 5,000
4. TOTAL FEE		\$ _____
5. Budget estimate for reimbursement expenses		\$ _____

\*Basic Architect service fees will be invoiced monthly on a percent complete basis to the following percent of total fee for each phase:

Schematic Design	15 percent maximum
Design Development	20 percent maximum
Construction Documents	35 percent maximum
Bidding	5 percent maximum
Construction Administration	25 percent maximum

The 25 percent of fee for construction administration will not be reduced. Architect is expected to ensure that the same provision is stipulated in its agreement between the Architect and the sub-consultant for the following disciplines: Structural, Civil, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage Systems and Interior Design.

Further, provide the percentages of the total fee attributed to each proposed consultant/sub-consultant discipline by filling out the matrix below:

Discipline	Firm Name	% of Total Basic Architect Services Fee (Line 4 above)
Architecture		
Interior Design		
Structural Design		
Mechanical Design		
Electrical Design		
Plumbing Design		
Fire Suppression Design		
Low Voltage and Special Systems Infrastructure Design		
Signage concept Design		
Lighting Design		
AV and Acoustical concept Design		
Code Consulting		
Landscape Design		
Cost Consulting		
Other (specify)		
Total		100%