



# TULE RIVER TRIBAL COUNCIL

## TULE RIVER INDIAN RESERVATION

### REQUEST FOR PROPOSALS

TRTC-07-2020

### ADDENDUM NO. 2

November 21, 2019

TO: PROSPECTIVE PROPOSERS

FROM: Corina Harris, Director of Procurement

This Addendum No. 2 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 six (6) pages including the following attached documents:

- i) Exhibit 1 - Acknowledgement of Receipt of Addendum

#### CLARIFICATION TO QUESTIONS Q&A 4

- 1) A question was raised in regards to aid in the creation of our proposed project schedule, what is the anticipated start of design team activities?

**Clarification:** Design activities are anticipated to begin February 1, 2020.

- 2) A question was raised regarding if there is anticipated construction duration or target move-in date.

**Clarification:** The target move-in dates is in the first quarter of 2022.

- 3) A question was raised in regards to; we assume that the Section 5g (page 13 of the RFQ) that says to assume a start date of late November 2019 should be revised to the date given for question #1?

**Clarification:** Correct. See answer above.

- 4) A question was raised regarding which firms are being asked to propose on this project.

**Clarification:** This information is not being published.

- 5) A question was raised regarding if it is acceptable for our response to provide only firm and personnel information for what item 5.1b of the RFP (page 11 of the RFQ) lists as.

**Clarification:** Provide whatever information you believe best meets the RFP requirements inclusive of optional services.

1. Basic Services
  - a. Architectural Design
  - b. Structural Design
  - c. Mechanical/Electrical Plumbing Design
  - d. Interior Design
2. Additional
3. Optional Services provided as needed

- 6) A question was raised regarding item 5.1b lists the scope of Optional Additional Services as being Design Only however the "Scope of Work for Architect's Fee" document lists these as Full Service. Which Scope should the fee for these services reflect?

**Clarification:** The Scope of Work for Architects Fee Matrix should be followed (provided as supplemental information).

- 7) A question was raised regarding, in addition to the services that are listed under either Basic Services/Additional Services/Optional Additional Services, there are others that we would typically have with a project of this type, including Security and Surveillance, Audio Visual, ADA Accessibility, Aquatics/pool, etc. Should we include team members to cover those design services in our fee proposal?

**Clarification:** Yes. Some of these are listed in the matrix under 'Consultants' and others may be handled internally. However, please provide pricing for the any other service you believe necessary. Please make sure to clearly describe the services as you price each.

- 8) A question was in regards to; you state that we may be required to provide multiple bid packages. While we would typically have separate packages for the casino, hotel, meeting and convention, etc., will the project be fast-tracked to also need separate site development, foundation, core and shell and fit-out packages for each major building element? This can affect the fee proposal. Please advise.

**Clarification:** Currently we are only anticipating an early foundation/utilities package. If other packages are necessary, we will discuss fees at that time. This project is not considered fast-track at this time.

- 9) A question was raised in regards to the Design Schedule. You state to develop a design schedule illustrating the multiple design packages, etc., with a start date of November 2019. Is that a misprint? With notice of award to be sometime in January and then a negotiation of contract, etc. (as well as not having final federal government approval), was this supposed to be a different date? Please confirm proposed start date.

**Clarification:** The November date was the initial date and was not changed by mistake. The new proposed design start date will be February 1, 2020.

10) A question was raised in regards to the EIS indicates an 840 space parking garage but the RFP does not specifically list a parking structure. Are we to figure a parking garage in our scope of services?

**Clarification:** No. The parking Garage has been eliminated. Please see Q&A/Addendum #1 for reduced SOW.

11) A question was raised regarding is the EIS current relative to the scope of work? There are specific amenities such as outdoor pool, fitness center, etc. that are not listed in the RFP but are listed in the EIS. Please advise.

**Clarification:** No, the EIS is not current to the SOW. The amenities are few but will be discussed after the award. Your fee should be based on the \$130,000,000 hard costs inclusive of the casino. Hotel, and events center as indicated in Q&A/Addendum #1.

12) A question was raised regarding a Multi-use Event Center of 25,000 Sq. Ft. The EIS lists a Multi-purpose Event Center and a Convention space. Which one is correct?

**Clarification:** The EIS SOW has been reduced as indicated in Q&A/Addendum #1. The 25,000 sq. ft. Multi-use Event Center is correct.

13) A question was raised regarding, per the Architect SOW and Fee Matrix, the Civil Engineering, Food Service Design and Signage Design will be contracted directly to Owner and coordinated by architect. Please confirm that we are not to include these services in our scope.

**Clarification:** at the top of page three (3) please see "Refer to the following matrix for summary of A/E services, tasks and responsibilities.

- a. Please include Civil Engineering for all onsite needs including parking.
- b. also include Food Service design pricing, as further discussion will be required once the award is made.
- c. Signage Design remains unchanged per the Matrix.

14) A question was raised in regards to; will General Aviation (GA) airport height restrictions (FAA Part 77) dictate landscape plant selection?

**Clarification:** The height restriction is 100 feet. Landscape plant selections is undetermined as impacted by FAA Part 77.

15) A question was raised in regards to; will GA airport Wildlife Hazard Management Plan standards dictate the landscape design?

**Clarification:** Unknown at this time.

16) A question was raised in regards to knowing the irrigation water will be combination of raw and reclaimed water, will the raw irrigation water come from municipal source?

**Clarification:** The tribe is building a Tertiary Treatment Plant adjacent to the new casino site to deliver reclaimed water to the site. There is no 'raw water' (surface water) delivery, but potable water will come from a municipal source.

17) A question was raised regarding if it should be assumed that water conservation is a desired object.

**Clarification:** We will be required to meet local, state and federal requirements.

18) A question was raised regarding, is a distinctive entry amenity (large sculpture or water feature) desired?

**Clarification:** Unknown at this time. Cost is a factor.

19) A question was raised in regards to if there are any interactive water park amenities desired.

**Clarification:** Unknown at this time.

20) A question was raised in regards to; will CA state water efficiency calculations be required for this development?

**Clarification:** This is to be determined.

21) A question was raised regarding, will there be any underground parking? If so, will it be ventilated?

**Clarification:** No underground parking.

22) A question was raised in regards to is there a geotechnical report available for review.

**Clarification:** No. The geotechnical report will be made available once an award is made.

23) A question was raised regarding, is the pool and pool deck required as part of the design? Shows in the EIS documents.

**Clarification:** Unknown if a pool and pool deck will be required.

24) A question was raised in regarding, is a spa required as part of the design and work? Shows in the EIS documents.

**Clarification:** A SPA is not anticipated at this time.

25) A question was raised regarding, is there a requirement for a parking garage or will this be a future phase and not part of the current scope? Shows in some of the EIS documents.

**Clarification:** No. See above-question #10.

26) A question was raised regarding, we would like to clarify that the room count is now 175 rooms for the hotel and not 250 as listed in the original RFP.

**Clarification:** Yes, we anticipate a room count of 175.

27) A question was raised regarding, under 5.1, b, ii; additional services lists “Sustainability Design”, are you requiring LEED certification or Green Globe certification on this project? If there is interest in obtaining a LEED certification, will the LEED consultant be contracted directly to the Owner or through the Architect?

**Clarification:** No LEED requirements. We may follow the LEED principles, but there is no need for a consultant or certification.

28) A question was raised regarding, under 5.1, h, 2; the fee shall be inclusive of any and all specialty consultants, their scope, and associated fees. Does the meaning of the phrase, “the fee shall be all inclusive of any and all specialty consultants” mean that if another consultant is identified for a particular scope of service not identified in the RFP or in subsequent correspondence that the AE firm is responsible for their fees?

**Clarification:** If we as a team determine another consultant is needed for any reason after fees have been negotiated, then we will amend the AE contract as necessary.

29) A question was raised in regards to section 5.11.2 of the EIS specified outdoor noise mitigation requirements for residences adjacent to the proposed project site. Is the coordination, design, and implementation of those noise barriers within the scope of this project?

**Clarification:** Unknown at this time.

30) A question was raised in regards to, on the Exhibit “A” document FEE Matrix: we have questions on items 1 and 2. On item 2 is this a typo and the fee should be \$130M?

**Clarification:** Correct, \$130M is the right amount.

For the allowance for models and renderings, is the \$5000 dollars a typo?

**Clarification:** This is not a typo. See below cut out from the scope document.

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		<u>        \$                  5,000</u>

**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 Engineering Design Services.**

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

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

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

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

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