

STARK LIBRARY
REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGER AT RISK FOR THE
2023-2028 FACILITIES CONSTRUCTION PROJECT

ADDENDUM NO. 1

April 17, 2023

- 1) **Question:** Does the Library have any disadvantaged business goals related to this project?

Response: While the Library is supportive of efforts increasing diversity in our community, there are no specific requirements or goals related to disadvantaged businesses on this project.

- 2) **Question:** The Total Project Budget is estimated at \$54M, are there any estimates for the specific construction costs of the project components?

Response: The Library has established an estimated construction budget for both the New Main Library and the Operations Center.

Estimated construction cost for Main Library, including; building, interiors (shelving, furniture, signage), technology and other equipment is \$35M. This does not include any contingency, design, engineering or other expenses/services.

Estimated construction cost for Operations Center, including; building, interiors (shelving, furniture, signage), technology and other equipment is \$5M. This does not include any contingency, design, engineering or other expenses/services.

- 3) **Question:** Are there any operations or services that will need to be moved out prior to the demolition and construction of the Operations Center?

Response: The existing building functions as an auxiliary warehouse facility, largely consisting of furniture, shelving and other miscellaneous items. There are no staff or services located at the facility. The Library will move stored contents to another facility prior to demolition.

- 4) **Question:** What will be the Contract & General Conditions Form of Agreement for the project?

Response: The Library will be using a modified version of the AIA A133 and AIA A201 for Contract & General Conditions. This modified document will be made available at issuance of the RFP to the selected firms.

- 5) **Question:** Will the RFP (to shortlisted firms) define which Phases of Work will be included in the base award, and which may be authorized in the future by a task order?

Response: At this time the schedule and phases of work are still to be determined, however the Library is fully committed to both the Operations Center and the new Main Library. The Operations Center is the first item that will be fully authorized by the Board of Trustees, but the Main Library will need to be part of the design phase at the same time.

- 6) **Question:** Who are the voting members of the Owners Evaluation Committee referenced in the RFQ?

Response: The members of the Evaluation Committee are as follows:

Steven Pittman – Board President
Bob Belden – Buildings & Grounds Committee Chair / Board Trustee
Sally Efremoff – Board Trustee
Mary Ellen Icaza – CEO & Executive Director
Chris Butler – Fiscal Officer

- 7) **Question:** Attachment A of the RFQ mentions the Library is still exploring renovating the existing Main Library or building a new Main Library. Has this been decided?

Response: The decision has been made to build a new Main Library. Barring dramatic budgetary constraints or other significant unforeseen issues, the decision to build new is unlikely to change.

- 8) **Question:** Does the Library intend on the new Main Library and the Operations Center to be connected?

Response: Given there are multiple roads that travel through the Library's property, between the proposed sites for each building, it is unlikely the buildings will be physically connected. The Library does want to have a cohesive campus in which the buildings are connect through, however there does not need to be a physical connection.

- 9) **Question:** Is the design phase of the Operations Center concurrent with the design phase of the Main Library, or separate?

Response: The timelines for the two buildings have not yet been fully determined. However, given the relationship between the two buildings, it is likely much of the design phase (at least conceptually) will need to be done concurrently.

10) **Question:** What is the Design Phase Timeline that the Architect of Record will be following once awarded for all projects?

Response: The Library will be looking for input from both the Architect of Record and the CMR to determine the exact timeline for all projects. The Library's intent is to start the design phase for both the Operations Center and the Main Library as soon as possible.

11) **Question:** Is there a priority list of which buildings need to be addressed first? Are there any urgent repairs needed, such as leaking roofs or HVAC issues?

Response: The Library's priority is the Operations Center and the Main Library. There are other projects/tasks that may be assigned as part of this agreement, however there is no current timeline for those projects.

12) **Questions:** Are there any other known challenges or considerations related to the construction management of these buildings, such as potential costly remediation for lead-based paint, historical restrictions, or site suitability issues?

Response: The Library is not aware of any special challenges or considerations related to the construction management of these buildings.

13) **Question:** Is there a numerical weighted best value rating scorecard for qualifications and technical/pricing for the selection of the CMR in the next phase?

Response: Yes there is a scorecard for qualifications and technical/pricing for selection of the CMR in the next phase.

14) **Question:** Has the Library selected an architect yet for this project?

Response: Responses to the RFQ for Design Professional were due Monday April 3rd. The Library is currently reviewing the responses and intends on selecting an architect in the coming weeks.