

Event Center Renovation, 373-003-XX-2025

Q&A

February 28, 2025

- 1) What sort of supporting documentation would be helpful to your team?

Determined by the submitter in support of designer selection.

- 2) The budget for the project is stated at \$2,456,000. Is this inclusive of design work or is this solely the construction budget for the project?

That amount is the Maximum Allowable Construction Cost and includes 10% construction contingency.

- 3) Please confirm what is included in the 6-page limit vs the supporting documents.

Items 1.1.2-1.1.5 are limited to 6-pages. Supporting documents are resumes of key personnel.

- 4) Do the resumes count toward the six-page page limit?

No

- 5) Has programming already been done?

Yes

- 6) Who is the structural engineer performing the structural analysis?

We're withholding the name at this point, as I don't want prospective submitters contacting the firm, especially when the report hasn't been completed. The firm name and report will be shared at a later date.

- 7) Is the existing structural engineer precluded from being on the design team?

No

- 8) Has an environmental assessment been conducted?

Yes, but one will have to be done again, which is best practice.

- 9) To clarify, will the second environmental assessment be part of the scope of work for the selected consultant team? Also, will the program be made available to respondents of this RFQ?

It will be part of the scope, paid for by APSU, coordinated with the design team and/or contractor. The program will be available to the selected designer.

- 10) We have one immediate question: Will this be a hard bid or CM delivery?

Due to the fact that it's primarily an interior renovation, it will be design-bid-build.

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- 11) Depending on findings from the structural analysis of the existing slab, will any remediation of structural slab, if any required, fall within the listed MACC, or will additional funds be applied to structural remediation?

If necessary, remediation will be part of the MACC, and additional funds will be applied if necessary.

- 12) What "supporting documentation" are we allowed to submit above and beyond the 6 page Letter of Interest limit? Is there a limit on the number of pages for this supporting documentation?

What supporting documentation is submitted is up to the submitter.

- 13) Confirm the pre-proposal meeting to be held on site will be held at the 416 College St. address, or other.

Yes

- 14) Will you share the company name of the structural engineer who is preparing the structural analysis of the existing floor? And, do you have a date by when the results of that study will be made available?

See the answer to #6

- 15) You note that there will be a catering space. Since you also note that the Event Center will not have direct access to the basement for this project, will access to the catering space be from the upper/ground level only?

Catering space will be in the upper level.

- 16) Please confirm that there is no access between the Event Center floor level and the basement level.

There is no access.

- 17) Has a code analysis been done for the facility? If so, can it be provided to the proposers?

Limited code analysis has been done. The most significant change will be changing use group from mercantile to assembly.

- 18) The RFQ mentions a "catering space" – can you please define what this is and clarify whether this includes a catering kitchen?

"Catering space" means catering kitchen.

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19) Will the envelope and roofing be included in the renovation?

The roof will not be part of the scope. However, it may be replaced under a separate project and have to be coordinated.

20) Will sprinklers be required for the Event Center portion of the building by APSU even if the building code doesn't require them?

No.

21) Page 1 of 2 of the RFQ, under Submission Requirements, states that our response should be six (6) pages. It will be difficult to include all the required content in six (6) pages, will APSU consider extending the total number of pages allowed?

Supporting documents may be utilized to provide more information.

22) Has APSU identified a use or program for the lower 18,600 sf space not in scope? We would like to understand more about its use as it may impact fire rating and permitting of the conference center.

No programming is anticipated on the lower level at this point. However, there may be life safety implications that could impact the lower level.

23) Is the spatial criteria mentioned finalized or would APSU be looking for the Design Professional to further develop that?

The designer will provide full contract services, including Program Verification.

24) Regarding the branding, would the credentials be provided by APSU or would the Design Professional need to help develop those components within the current branding framework? For example, are specific signs, murals, etc. already planned for this space or would that exploration be included in this design effort?

Branding will be provided by APSU.

25) Are there any key consultants that have already been involved, such as the structural engineer, that we would need to collaborate with?

See #6 & #7.

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- 26) Per Google Earth images there appears to be two primary rooftop HVAC units serving the building. Are these units fueled by natural gas? Will replacing and/or upgrading of these units and related equipment be included in the scope of work for the project or is this to be determined?

They are natural gas. One air handler is new, the other may have to be replaced under this scope. Evaluation will be necessary as part of the scope of services.

- 27) Will selection of and assistance with procurement of interior and/or exterior furnishings be included in the scope of work for the project or is this to be determined?

TBD