

Question/request for additional info regarding the Library Needs Assessment RFP:

Q/R: In the scope of work on page 6, it is identified that "The report shall also include a minimum of 3 concept designs with cost estimates and life cycle costs for each." Without a site selected, it is not possible to do concept designs that will have any accuracy to the cost or lifecycle costs of the building because the site plays an influential role in the building design and its cost. Is it anticipated that site selection will occur prior to this point in the process?

A: Site selection is not expected to occur prior to completion of the Library Needs Assessment. The City understands that the selected site will affect total project costs. The City is looking for ideas on costs based on typical per square foot costs using the materials envisioned by the consultant. Typical life cycle costs for items such as exterior finishes, suggested roofing materials, the HVAC system, elevators, interior flooring, interior finishes, interior fixtures, interior appliances, etc...

Q/R: Can we put a cover on our proposal and exclude that from the 10-page requirement?

A: Yes.

Q/R: The concept design scope of work is brief (page 6, item 7) - based on previous discussions I am assuming that 2 or 3 different building sites are to be considered, including the existing site? Not sure, and thought I should confirm as I want to make sure we are providing what you are needing.

A: While no sites have been chosen at this time, I do believe that the current site is being ruled out due to the tsunami inundation zone. The needs assessment will help the city determine the size of the new location and the concept drawings will give people an idea of the possibilities for a new building.