

Request for Proposals (RFP) – Adams Park Indoor Sports Complex Design
Both Alternatives

Addendum #1

To: All recipients of the Request for Proposal (RFP) – Adams Park Indoor Sports Complex Design
From: Marcela Piedra, Director of Economic Development
Date: Wednesday, March 3, 2010
Re: Addendum #1

This addendum modifies the original Request for Proposals issued on January 29, 2010.

Request for Proposals Addendum #1 – Section 1

Below are questions that the City of El Centro has received about this RFP. The responses provided are to be considered a part of the Request for Proposal.

1. Does the indicated plumbing count for the facility meet current code standards for quantities of plumbing fixtures required?

The new facility will need to meet the current code standards for plumbing. The new structure will require adherence to the California Building Codes which the City has adopted. The existing facility does not meet current standards.

2. Is there a designated storage area in the current preliminary design?

Yes, it is expected to house the sports field equipment

3. Will Lighting standards be provided by City or can the electrical consultant select the light fixtures?

The electrical consultant will be allowed to recommend lighting fixtures. The City will evaluate the recommendation from the electrical consultant and decide on final fixtures with the aid of the architect if necessary.

4. Will any type of LEED certification and or sustainable material specifications be required?

LEED certification and sustainable material specifications are voluntary. The City passed a resolution that encourages but does not require LEED or sustainable building standards. Construction and maintenance costs will be a deciding factor as to whether LEED or sustainable materials are used for this project.

5. Will the Savings-by Design program be utilized?

The main energy provider for this project is the Imperial Irrigation District which is not listed as a program sponsor for the Savings -by Design program (see <http://www.savingsbydesign.com/overview.htm>) therefore it is not known whether the design program is applicable here in the Imperial Valley. However, the City encourages the architect/ engineers to work with the local power providers to design an energy efficient facility that will help limit future operational costs and provide rebate to the City if applicable.

6. Given the functional flexibility of the space will there be any theatrical lighting requirements?

No.

7. Do the City require and Audio/Visual system?

No. However, if economically feasible, it would be advantageous for the City to wire the facility for sound.

8. Are there any specific environment, traffic and/or miscellaneous reports of studies the consultants are to provide other than the items listed in Part IV?

No.

9. Please clarify the intent for the future kitchen/ snack bar in the RFP. Does it require review by the Imperial County Department of Health and Safety?

The RFP indicates:

"The kitchen/snack bar should only be "roughed-out" with appropriate plumbing stubs for a future sink, dishwasher, and ice-maker. Electrical outlets, dedicated as appropriate, should be provided to accommodate for a stove/oven, microwave, and refrigerator. Although the architectural plans shall include designated locations for these appliances, a counter for serving the public, and cabinetry, bids should exclude the provision or construction of these items at this time."

Therefore the design plans shall include a kitchen/ snack bar space. The appliances do not need to be included. The permitting for such food serving venue shall include appropriate review by the Imperial County Department of Health and Safety. Their standards will dictate whether "commercial kitchen" provisions are necessary for a kitchen/ snack bar type of facility within the Indoor Sports Complex. The applicant should anticipate permitting through the County of Imperial as a precaution.

10. Will the City be providing an updated submittal date and RFP schedule as listed on pg. 2 of 11 of the proposal ?

Yes

11. What is the extent of off-site improvements?

The offsite improvements may include sidewalk, curb and gutter replacement for existing areas that are cracked or damaged. Overhead power lines may need to be relocated along Park Avenue depending upon what the final design concept is for the Indoor Sports Complex. Any relocation/ removal of power poles will have to be coordinated with the Imperial Irrigation District. Coordination with Caltrans may be required if the design requires improvements in their right of way (such as removal and replacement of sidewalk, curb, etc.).

All utilities (sewer, water, storm drains, etc) are in close proximity to the site however new tie-ins are anticipated and tie-in details shall be determined by the design team. The successful design team will be responsible for coordination and acquiring all necessary design permits from all third party agencies that may have jurisdiction over the project.

The applicant should visit the site prior to submitting the RFP to better understand the existing offsite improvements surrounding the site and to what level involvement other agencies may play a part in the approval process.

12. The RFP makes reference to on-site power poles that have to be relocated by the Designer (under Specifications, Item D). Are these Imperial Irrigation District power poles? If yes, will the IID be performing that construction work? If the RDA is requesting that the Designer provide design drawings for this item, it would be impossible to determine a fee. In the past, this type of work has been designed and completed by the IID and back charged to the site's Owner. The costs for relocating these existing power poles is an unknown without the benefit of IID's input which is initiated by making an application for relocation. Please advise.

Any poles that conflict with the future site design will need to be relocated or removed. The extent and number of pole removal/ relocations will be determined by the consultant based upon the final design. If the poles belong to a 3rd party agency then the designer will be expected to coordinate their removal/ relocations with the appropriate agency. The costs for design and relocation of the Imperial Irrigation District (IID) power poles will be paid for by the City directly to the IID (since the IID does their own designs in house).

13. Does the project area only include the area outlined in Figure 2 "project aerial photograph" or does it need to include the whole park as shown in your attachment A-1 "conceptual ISC site plan" Will the design of a new parking lot be required as part of this project?

The area of work is outlined in Figure 2. The design for the new parking area located east of the existing gymnasium and along the north side of Park Avenue as shown on the conceptual site plan in attachment A-1 shall not be a requirement under this RFP. The parking areas are currently under design by a separate engineering team.

14. Can applicants combine the "composite metal wall/steel frame" and "fabric membrane/truss frame" proposals into one (saving lots of paper, review time, etc.)?

If the applicants so choose, the proposals may be combined into one. However two separate cost proposals in separate envelopes should be provided for each structure. The proposal should be clear as to intent or it may be rejected.

15. What is the budget for this project?

The current budget for the project is \$3 million. The amount will need to cover the design, construction management, fees, and construction.

16. The RFP requires the Designer to be responsible for providing an adequate Soil Investigation; will the RDA provide a Site Survey once the demolition and rough grading of the existing site is completed? Or will the Designer need to have a Site Survey completed?

A site topographical survey should be done by the Consultant or his sub-consultant as a part of this project. An existing electronic site utility and legal boundary drawing are available from the City for use by the consultant. The City will allow use of all As Builts that it has from the recent Plunge demolition project to help facilitate the site topographical survey. The architect/ engineer will still be required to verify accuracy of the existing plans/ drawings and electronic files to be used for design.

17. There are several items that requests that the Designer "specify". As an example: section Facility Specifications, Item A describes the surfacing of the multi-sport internal court area and children's track; at the end of the description it notes "Please specify manufacturer, specifications, dimensions, materials and features". Is this information intended for the final construction drawings and specification manual after a Designer is selected, not at the time of the RFP response?

Yes, the facility specifications will be a part of the final contract and not part of the RFP. However the City encourages as much detail as can be provided by the applicant to try and give a flavor of what can be expected from anticipated work when submitting the RFP.

18. Would you elect to have the successful design firm explore the two construction options during the schematic design phase? The best cost option may not be dependent on steel frame and panels vs fabric structures. Have you considered tilt up or a combination of steel frame and concrete masonry infill walls?

Creativity is encouraged for the submittal. The RFP on page A-2 allows for alternative metal panel types. If the applicant chooses to deviate from the suggested metal panel clear explanations for the deviation should be provided. Construction costs and operating and maintenance costs are factors in consideration of which panel type the City shall choose.

19. What are the insurance requirements for the consultant and subconsultants on this project?

The successful designer will need to submit Commercial General Liability, Business Auto Coverage, Worker's Compensation Professional Liability or Errors and Omissions insurance. Specifics will be negotiated at time of contract.

Request for Proposals Addendum #1 – Section 2

The following are changes to be made to the Request for Proposals (RFP) – Adams Park Indoor Sports Complex Design issued by the City of El Centro on January 29, 2010.

1. Delete: from paragraph 4, page 1 of the letter from Marcela Piedra.

“Written responses to this RFP must be submitted on or before Wednesday, March, 3, 2010”

Add: to paragraph 4, page 1 of the letter from Marcela Piedra.

“Written responses to this RFP must be submitted on or before 5:00 p.m., Wednesday, March, 17, 2010”

2. **Delete:** from the title page of the RFP.

"Due Date: 5:00 p.m.; March 3, 2010"

Add: to the title page of the RFP.

"Due Date: 5:00 p.m.; Wednesday, March, 17, 2010"

3. **Delete:** from paragraph 1 on page 2 of 11 of the Request for Proposals

"It is in the process of updating its Subdivision Ordinance."

Add: to paragraph 1 on page 2 of 11 of the Request for Proposals.

"Its Subdivision Ordinance was updated in 2009."

4. **Delete:** from paragraph 1 of Section III. Project Description on page 2 of 11 of the Request for Proposals.

"a parking lot;"

5. **Delete:** from paragraph 3 of Section III. Project Description on page 2 of 11 of the Request for Proposals.

"if and as required,"

6. **Delete:** the following from Page 2 of 11 of the Request for Proposals

"Proposed Schedule of Events

Release Request for Proposal	January 29, 2010
Proposal Due	March 3, 2010
Designer Interviews	March 16, 2010
City Council Selection/Award	April 7, 2010"

Add: the following to Page 2 of 11 of the Request for Proposals

"Proposed Schedule of Events

Release Request for Proposal	January 29, 2010
Proposal Due	March 17, 2010
Proposed Designer Interviews	March 24, 2010
Proposed City Council Selection/Award	April 21, 2010"

7. **Delete:** from Section C, Other Considerations and Requirements on page 3 of 11 of the Request for Proposals.

"1. Satisfy Title XXIV (ADA) requirements"

Add: to Section C Other Considerations and Requirements on page 3 of 11 of the Request for Proposals.

"1. Satisfy Title XXIV (ADA) and state of California, California Disabled Access Guidelines (CALDAG) requirements"

8. **Delete:** from section D. Post-Contract Deliverables on Page 4 of 11 of the Request for Proposals

"5. Hydrology Study"

Add: to section D. Post-Contract Deliverables on Page 4 of 11 of the Request for Proposals

"5. Hydrology Study / Storm Water Pollution Prevention Plan documents."

9. **Add:** to Section D. Post-Contract Deliverables on page 4 of 11 of the Request for Proposals.

"11. All items as listed in Scope of Work, Attachment A"

10. **Delete:** from item 4 on page 5 of 11 of the Request for Proposals.

"(payment of invoices may be arranged to coincide with completion of stages of work). A 10% retainage will be deducted from each progress payment. Payment of a final invoice – the amount of which shall be pre-determined as part of the contracting process – shall be retained until all work is completed to the satisfaction of the City."

11. **Add:** to item 3. Coordination, Supervision, and Team Work on page 8 of 11 of the Request for Proposals.

"Demonstrated projects coordinating with Imperial County Health and Safety Department"

12. Delete: from Tasks and Specifications on Page A-1 of Attachment A, Scope of Work

"1. Soils Report

1.1 A soils report shall be completed by the Designer that specifies any required import or export necessary, soil and foundation recommendation for site to accommodate the Indoor Sports Complex and associated structures. The soils report shall also specify footing requirements and any other necessary information to adequately complete structures and parking lots."

Add: to Tasks and Specification on Page A-1 of Attachment A, Scope of Work

"1. Soils Report

A soils report shall be completed by the Designer that specifies any required import or export necessary, the soil and foundation recommendation for the site to accommodate the Indoor Sports Complex and associated structures. The soils report shall also specify footing requirements and any other necessary information to adequately complete structures. This report shall be prepared by a California licensed geotechnical professional."

13. Delete: from Section VIII. Requirements for Proposal Submittal on page 10 of 11 of the Request for Proposal

"Please, submit seven (7) copies of a response to this RFP by 5 p.m., Wednesday, March 3, 2010 to the following address:

Add: to Section VIII. Requirements for Proposal Submittal on page 10 of 11 of the Request for Proposal

"Please, submit seven (7) copies of a response to this RFP by 5 p.m., Wednesday, March 17, 2010 to the following address:

14. Delete: from Tasks and Specifications on Page A-1 of Attachment A, Scope of Work

"2. Designs and Plans

The Designer shall prepare site designs and plans including, but not limited to, civil engineering of offsite and onsite improvements, architectural renderings, elevations, refined site plan, and landscape and lighting plans. All such designs and plans shall be submitted to the City for its review and approval. Engineered,

stamped drawings and architectural plans and specifications shall be prepared in a manner suitable for public, competitive bidding of the Indoor Sports Complex."

Add: to Tasks and Specifications on Page A-1 of Attachment A, Scope of Work

"2. Designs and Plans

The Designer shall prepare site designs and plans including, but not limited to, civil engineering of offsite and onsite improvements, architectural renderings, elevations, refined site plan, and landscape and lighting plans. All such designs and plans shall be submitted to the City for its review and approval. Original engineered, stamped, and wet signed drawings and architectural plans and specifications shall be prepared in a manner suitable for public, competitive bidding of the Indoor Sports Complex."

- 15. Delete:** from Tasks and Specifications on Page A-1 of Attachment A, Scope of Work

"3. Facility Specifications/Equipment

The Indoor Sports Complex shall be designed for multiple uses including, but not limited to, conferences, events, weddings, concerts, etc. For this reason, sports equipment, wall boards, goal nets and standards should be portable and storage area should be included in the design."

Add: to Tasks and Specifications on Page A-1 of Attachment A, Scope of Work

"3. Facility Specifications/Equipment

The Indoor Sports Complex shall be designed for multiple uses including, but not limited to, conferences, events, weddings, concerts, etc. For this reason, sports equipment, wall boards, goal nets and standards should be easily/readily portable and storage area should be included in the design."

- 16. Delete:** from 3.1 Indoor Sports Complex Facility, Facility Specifications on Page A-2 of Attachment A, Scope of Work

- A. "Minimum six-inch (6") concrete slab and foundation or other options of equal durability. Thickness and steel requirements to be determined by civil engineer and geotechnical engineer reports / drawings.
- B. Steel truss frames 20-feet on-center, preferably galvanized.
- C. Foamed- or laminated-insulation core metal wall panels.
- D. Appropriate anchorage system for structure.

- E. A minimum of two (2) 12-foot X 14-foot large roll-up doors at the west end and one (1) at the east end [a total of three (3) roll-up doors]. Please, specify dimensions, materials, and any necessary or proposed hardware.
- F. Two (2) standard-width, double-entry doors at each end [a total of four (4) doors] with one (1) on the east end to be centered in line with the existing gymnasium entry. Please, specify dimensions, materials, and any necessary or proposed hardware.
- G. Three (3) 10-foot X 12-foot roll-up doors on the north and south sides [a total of six (6) doors]. Please, specify dimensions, materials, and any necessary or proposed hardware.
- H. One (1) minimum power-actuated passive intake vent, end-wall mounted. Please, specify manufacturer, model number, dimensions, materials, and features.
- I. One (1) minimum exhaust fan, end-wall mounted. Please, specify manufacturer, model number, power range, specifications, dimensions, materials, and features."

Add: to 3.1 Indoor Sports Complex Facility, Facility Specifications on Page A-2 of Attachment A, Scope of Work

- A. "Minimum six-inch (6") concrete slab and foundation or other options of equal durability. Thickness and steel requirements to be determined by civil engineer and geotechnical engineer reports / drawings and shall comply with design requirements of the 2007 California Building Code for wind, seismic, and all other loads for seismic area d, e, and f as stipulated in the 2007 California Building Code.
- B. Appropriate anchorage system for structure.
- C. Foamed or laminated-insulation core metal wall panels.
- D. A minimum of two (2) 12-foot X 14-foot large roll-up doors at the west end and one (1) at the east end [a total of three (3) roll-up doors].
- E. Two (2) standard-width, double-entry doors at each end [a total of four (4) doors] with one (1) on the east end to be centered in line with the existing gymnasium entry.
- F. Three (3) 10-foot X 12-foot roll-up doors on the north and south sides [a total of six (6) doors].
- G. One (1) minimum power-actuated passive intake vent, end-wall mounted.
- H. One (1) minimum exhaust fan, end-wall mounted.

[Mandatory Alternative: As a separate line-item, replace items G & H with appropriate HVAC system.

- I. All equipment and materials shall comply with California Building Code, California Electrical Code, California Mechanical Code, California Plumbing

Code, and California Energy Code, all 2007 editions for this occupancy and type construction.

J. Truss-Line Hanging points for lighting.

K. Please, specify appropriate electrical, power, fire safety/sprinklers, state- and federal-mandated handicap facilities and access, and utility connections and equipment. The City anticipates only the minimum necessary to safely and properly conduct events.

17. Delete: from Item A of 4.1 Multi-Sport Court, Facility Specifications on page A-4 of Attachment A, Scope of Work.

"Please, specify manufacturer, specifications, dimensions, materials, and features."

18. Delete: from Item B of 4.1 Multi-Sport Court, Facility Specifications on page A-3 of Attachment A, Scope of Work.

"Please, specify"

19. Delete: from Item C, subsection ii, of 4.1 Multi-Sport Court, Facility Specifications on page A-3 of Attachment A, Scope of Work.

"Please, specify manufacturer, specifications, dimensions, materials, and features for specification 4.3.2 C."

20. Delete: from Item D of 4.1 Multi-Sport Court, Facility Specifications on page A-3 of Attachment A, Scope of Work.

"Please, specify manufacturer, specifications, dimensions and materials proposed."

21. Add: to 4.1 Multi-Sport Court, Facility Specifications.

"E. All materials and surfaces shall comply with and be installed in accordance with, California Disabled Access Guidelines (CALDAG) and the Americans with Disabilities Act (ADA) for public accessibility throughout the premises."

22. Delete: from Page A-5 and Page A-6 of Attachment A of Scope of Work

"5. Parking and Trash Collection

The design shall include modification of existing and creation of new parking facilities, as conceptually depicted, along with the retention of one existing trash bin and the addition of a new one.

Specifications

- A. City standards indicate that a minimum of 118 parking spaces, including the dedication of five spaces for the handicapped. All new parking areas shall be lighted.
- B. An existing trash collection facility is to be retained near the southeast corner of the gymnasium. An additional trash collection facility, anticipated to be located adjacent to the southern entry to the project site, shall be included.
- C. Parking ingress and egress should retain or only make minor modification to the existing southern project site entry and a new ingress/egress shall be provided as driveway cuts near the southeastern edge of the project site as shown in Attachment A-1.
- D. The Designer shall relocate existing power poles within the public right of way as necessary to accommodate parking requirements and the Indoor Sports Complex."

Add: to page A-5 of Attachment A of Scope of Work

"5. Trash Collection

An existing trash collection facility is to be retained near the southeast corner of the gymnasium. An additional trash collection facility, anticipated to be located adjacent to the southern entry to the project site, shall be included.

- 23. Delete:** from 6. Landscape Plan on Page A-6 of Attachment A, Scope of Work.

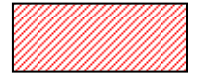
"The landscape plan shall employ drought-tolerant vegetation, limited turf, and species native to the region."

Add: to 6. Landscape Plan on Page A-6 of Attachment A, Scope of Work.

"The landscape plan shall employ drought-tolerant vegetation, limited turf, and species native to the region and shall comply with the city's landscape ordinance."

- 24. Delete:** Attachment A-1, Conceptual ISC Site Plan

Add: Attachment A-1, Conceptual ISC Site Plan (next page)



To be designed
 by others not
 involved in this
 RFP

Conceptual Site Plan
ADAMS AVENUE INDOOR SPORTS COMPLEX
 CITY OF EL CENTRO