

REQUEST FOR PROPOSALS

ARCHITECTURAL AND ENGINEERING SERVICES - WEBSTER RD SRO HOUSING

Addendum #2

Issue Date: February 19, 2019

Site Visit Date: January 31, 2019

It is the sole responsibility of the respondent to note the contents of this Addendum.

Attendees:

Name	Firm	Email address
Brian Carleton	Carleton Hart Architecture	brian.carleton@carletonhart.com
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Jason Mudd	William Wilson Architects	jmudd@wwarchitects.com
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Matt Bokar	Salazar Architecture	mbokar@salazarch.com
Alex Salazar	Salazar Architecture	asalazar@salazarch.com

- 1. Is there a planned timeline for how long residents might stay at this facility? Is it a six month timeline? More?** This is permanent supportive housing with vouchers so once they are in, they stay as long as they can/want.
- 2. Would this be a facility where people could keep their pet or service animal?** That's a fair housing question but the answer is yes. If they have a reasonable accommodation for a service animal they can keep them.
- 3. The RFP requests 10 minimum font for the proposal. Is this required for table text and graphics like org charts as well?** No.

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4. **Does HACC plan to retain the building long term or is the project meant to facilitate an interim solution for the SRO housing sector?** The plan is that HACC will own the building long term
5. **Has a moisture damage/mold & mildew assessment been done for the building or would such a study be expected as part of the proposed work scope?** A mold assessment has not been done.
6. **Are a full seismic assessment and associated design work for a full structural upgrade anticipated as part of the proposed work scope?** A seismic risk evaluation has been completed for the building and improvements to the building will be designed based on those findings/recommendations.
7. **Is design for comprehensive replacement/upgrade of MEP systems part of the proposed work scope?** MEP systems should be replaced yes. It is anticipated this would be bidder-design
8. **Is design work for a new HVAC system (or systems) to provide air conditioning throughout the building in this work scope?** HVAC systems should be replaced yes. It is anticipated this would be bidder-design
9. **Are new exterior doors and windows throughout the building part of the proposed work scope?** Yes we would anticipate that all new windows and doors would be part of this scope.
10. **Will the existing commercial kitchen and a common dining facility be retained for staff cooking/common dining, or repurposed for other programmatic uses?** We anticipate it will be retained.
11. **Does HACC anticipate providing small scale food preparation (mini-refrigerators, microwaves, sinks, etc.) in the individual SRO rooms?** TBD
12. **Is HACC's intention to maintain the current fire alarm system components and augment it as necessary (such as with new smoke detectors, horn/strobe devices etc.) or does HACC anticipate that a new system will be designed as part of the proposed work scope?** That will largely be determined by further building investigation.
13. **Is HACC interested in pursuing green building certifications (LEED, etc.) as part of the proposed work scope or is the intent to design for "energy performance" as the budget allows?** I would expect that we would try and reach an Earth Advantage Silver standard but there is no prescribed green building certification.

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- 14. Would HACC have an interest in exploring options for a roof-top photovoltaic system?**
We'd be interested in exploring this.
- 15. Given the inconsistencies of these Dwelling Unit spaces, would HACC favor a "comprehensive interior renovation" approach to the design for work in the Dwelling Unit areas? Does HACC hope to establish more consistent, 'standardized' SRO units with similar amenities or maintain the existing range of room types with private/semi-private toilet facilities and common/centralized bathing facilities?** This seems like it will largely be driven by code requirements and we would expect the selected team to provide us with proposed direction.
- 16. HACC references the need for a Conditional Use Permit. Our expectation, based on the location/surrounding uses, is that a conditional use permit would have been required for the previous uses. Could HACC clarify the basis for the conditional use permit requirement? Would it modify/update an existing CU Permit due to the change of use or require a wholly new CU permit because the old facility was "grandfathered in" and never had a CU Permit?** Our understanding is that with change in ownership/use, that a new CUP is required.

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