



REQUEST FOR PROPOSALS

ADDENDUM 1 (2/14/2018)

Contractor Services

For

Pratt Museum Design-Build Renovations

Homer, Alaska

This addendum provides feedback to questions that the Pratt Museum has received in response to the original RFP posting from January 29, 2018. If you have additional questions, or to request a walk-through of the building, please contact Executive Director Laurie Stuart at director@prattmuseum.org or 907-435-3333.

QUESTIONS AND ANSWERS

(1) Why is the schedule for this project so short?
<p>The funding for this project is provided by a grant from the National Endowment for the Humanities (NEH) and a grant from the State of Alaska. Both grants end in June 2019. Due to the nature of these grants, it is unlikely that an extension would be granted for either of them. The scope of this project must be dependent upon having all work activities concluded and invoices paid by June 2019. The project's scope will be finalized in the contract negotiation phase and subject to modification as conditions change during the project period.</p> <p>The summer visitor season is another schedule consideration for the Museum. Ideally, the Museum would close for renovations after Labor Day in September 2018 and reopen by the Shorebird Festival in early May 2019.</p>
(2) Is there a "not to exceed" budget?
<p>At this time, there is approximately \$1,000,000 available for this project. This number should be used to determine the scope of activity to be included in the proposal. The final budget cap will be determined in more detail during contract negotiations with the selected Contractor.</p>
(3) What are the priorities impacting the scope of this project?
<p>The scope of this project must be determined by the schedule parameters (Question 1) and available funds (Question 2). Renovation activities included in the final contract will be determined according to the priorities set by the committee in the September 2017 work session (listed in order of priority): (a) physical accessibility throughout the building; (b) improved storage and work space for the Collections department; (c) upgraded fire, security, and mechanical systems; (d) new admissions/store kiosk; (e) improved engagement areas for education meetings and visitor experiences.</p>
(4) How will you score the Cost portion (30 points) of our proposal?
<p>During review of the proposals, the Pratt Museum will be assessing the approach that the proposal takes in meeting the Museum's priorities within the parameters of this project. Proposals that are able to meet the most priorities within the budget, schedule, and quality standards will score higher. Once a proposal is selected and approved by the Pratt Museum Board of Directors, the details regarding costs for Phase 1, cost approach for Phase 2, and scope of activities will be finalized during the contract negotiation.</p>
(5) What is the condition of the existing building?
<p>The building's roof, envelope, etc., are maintained by our Facilities Manager and are adequate for at least the next 10 years of operation. The renovations requested by this RFP and the included designs include moderate structural renovation. Many of the walls on the lower level are temporary walls. There is one wall on the lower level that needs to be assessed and the removal of the staircases may require re-routing of plumbing elements. On the north side of the top floor, there is a "crow's nest" space on the northern side of the top floor that we would like to remove, and that staircase would be converted into a ramp. To connect the marine gallery on the north side with the mezzanine on the south side, there are two walls that would require cut outs. The installation of a lift that connects all of the floors would require structural changes after it is determined where the lift could most feasibly be installed. These renovation decisions would only be finalized after consultation with the selected Contractor as to the feasibility and cost of the proposed designs.</p> <p>The building's HVAC system is functional, but the Museum would like to upgrade it for variable flow</p>

and modernized climate sensors/controls. If the extended deck is included in the final scope of the project, it is anticipated that duct work would be extended to include this new space.

The fire system needs to be modernized for compliance and the Museum doesn't anticipate that it would require much rewiring. Ideally, we would also like to include power back-up for this system.

Contractors submitting proposals are encouraged to contact the Museum for a walk-through of the building and the RFP's attached designs.

(6) Are there site issues to be addressed, such as drainage, parking, circulation, Woodard Creek?

This RFP does not include any site projects outside of the current Museum building. The designs attached to the RFP include an enclosed deck or annex on the south side, which addresses our engagement areas priority (reference Question 3 section (e)). The designs also include an elevator or lift which might be built in a new pocket on the south wall or built into a more central location within the building (reference the accessibility priority in Question 3 section(a)), depending on feasibility and cost conversations with the contractor whose proposal is selected. If either of these projects occur on the south side of the building, there could be consideration for the site directly adjacent to the south wall. However, there is a concrete slab in place for the existing foyer on the south side and external site impacts would likely be minimal.

(7) What are the Pratt's desired design criteria for the museum environments (humidity, air quality, temperature, 24/7 operations, etc)?

During the design phase for a potential new museum, state-of-the-art standards were created for the proposed Collections and Exhibits spaces. This renovation project does not require meeting those standards. Collection artifacts will be better protected and cared for through improved design of the storage and work spaces, which will also allow for the placement of new storage cabinets. Temperature and humidity conditions will be improved by upgrading the HVAC system and meeting basic ventilation needs in the work spaces of the lower level. Security and fire systems will be improved through basic upgrades. As they do now, the systems need to be self-regulating for 24/7 operations with alerts sent to appropriate staff members in the case of system disruptions.

(8) What about interior finishes (flooring, walls, ceiling, lighting, washrooms, etc)?

The intent of this renovation project is to ensure that the Museum building meets the needs of the Museum's operations and mission activities for at least 10 more years. The designs attached to the RFP include possible solutions to the priorities outlined in Question 3. Some of those solutions will require new flooring, interior walls, rails, etc. These decisions will be made during Phase 1 of the project and on an ongoing basis, as needed. Decisions made in consultation with the Contractor will be based on operational needs, sustainability, and impact on the Museum's mission. Selecting these components in Phase 1 will be part of the negotiations for preparing the budget for Phase 2.

(9) When can we schedule a walk-through of the building?

Requests for walk-throughs of the building and proposed designs can be arranged through **4:00 PM on Thursday, February 22**. Inquiries related to the RFP will also be answered by phone or email up until this time. This is an extension of the original response deadline of February 19. To ensure that appropriate staff are available, please call or email Executive Director Laurie Stuart at director@prattmuseum.org or 907-435-3333 to schedule a visit (emails can usually be answered more quickly than phone calls).