



REQUEST FOR PROPOSALS

ADDENDUM 3 (2/19/2018)

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, Addendum 1 from February 14, 2018, and Addendum 2 from February 19, 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

(14) Are project funds immediately available for Phase 1 design compensation? At what point would compensation for this phase be provided? Would funds be available for monthly draws for the Contractor during Phase II construction?
Project funds are available immediately. A payment schedule for both phases of the project would be finalized during contract negotiations and may include a combination of standard payment methods (e.g., monthly draws, reimbursements, payment upon completion of deliverables).
(15) Would Phase 1 include working with the Fire Marshall on any revisions until a final permit is received from them? Who would be responsible for Fire Marshall review fees?
Yes, Phase 1 includes the Contractor working with the Fire Marshall on any revisions until a final permit is received. The Museum will pay the Fire Marshall's review fees directly, and the Contractor is committed to seeing the approval process through until the permit is granted.
(16) The RFP does not identify any hazardous materials. Have any assessments or reports been completed? Given the age of the building, can it be assumed that an abatement engineer should be in the scope of services?
<p>To the best of our knowledge, there has not been a condition survey conducted to investigate hazardous materials in the museum building. Parts of the proposed renovation will occur in the original part of the building, which was constructed in 1967 (subsequent additions occurred in 1977, 1988, and 1991). The Contractor may propose to include an abatement engineer in the scope of services; however, no claims may be made for scheduling. The Contractor may also propose that the Museum independently contract an abatement engineer.</p> <p>For the purpose of evaluating proposals, the committee will be scoring on the soundness of the Contractor's <i>approach</i> to this issue. Details regarding the process will be finalized during the contract negotiation discussion. Details regarding the costs for potential remediation and final costs for construction will be addressed during Phase 1 before the budget and schedule for Phase 2 are approved.</p>