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Addendum 2
Solicitation 24-99267
RFP for Design Svcs for Lake Superior Zoo Main Building

This addendum serves to notify all bidders of the following changes to the solicitation documents:

The following questions asked are answered in *italics* below.

1. **Is the building registered as historic, or designated for preservation?**
    a. *The building is not registered, but is eligible due to its age.*
2. **Is there a need for a large event space?**
    a. Yes
3. **How will animal exhibits be designed?**
    a. *This project will require the design of dedicated spaces for animal exhibits, including connections to HVAC systems, but not the actual exhibits; Lake Superior Zoo staff will lead design of the interiors of exhibit with specialty firms, to be coordinated with this project's A/E firm.*
4. **Is this project anticipated as a renovation or new construction?**
    a. *This project is not pre-committed to either option and will rely on the analysis of this pre-design process to select facility options after determining program needs and reviewing the feasibility of expanding the building structure in accordance with B3 design requirements.*
5. **What level of building maintenance is staffed or contracted?**
    a. *The LSZ currently employs a lead maintenance technician and two grounds staff who support maintenance work. Anything we are not able to accomplish in house is contracted out.*
6. **Are there any security systems in place?**
    a. *Yes, there is currently an alarm system with Great Lakes Alarm, as well as an extensive camera system.*
7. **What are expectations for the fee proposal and construction timeline?**
    a. *The fee proposal should include a detailed breakdown of task hours and expenses required for this pre-design phase resulting in the completion of a State of Minnesota pre-design report.*
8. **What type of fire suppression system is in place?**
    a. *Average-density fire alarm system with sprinkler heads, pull stations at all exit doors, audio/visual strobes, and smoke detectors in some rooms.*
9. **What are the geographic limits of the project?**

a. *Areas of consideration include the current building location as well as the area to the east of the building. The parking lot is negotiable as well as potential infringement upon Fairmont Park, which will require strong justification for rationale of reducing publicly available park space for zoo use and additional range of City reviews and approvals.*

10. **Is a cost estimate during the pre-design phase part of the A/E scope of services to be included in this proposal?**
    a. *Yes. Market-based cost estimating will be required throughout this pre-design phase to assist decision-making related to construction type, magnitude, and building systems.*
11. **Should the proposal include the phases beyond pre-design in the lump sum, not to exceed total project cost outlined under Part II- Proposal Requirements, #9? If so, which phases should be included?**
    a. *The proposal should address the scope of work needed to complete this pre-design phase, with a detailed breakdown of task hours, expenses, mileage, reimbursables, and any assumptions made.*
12. **To what extent should Schematic Design, Design Development, and other phases be a part of the proposal?**
    a. *The RFP is revised to request design services proposals for only this pre-design phase resulting in the completion of a State of Minnesota pre-design report.*
13. **Are there any fundraising efforts beyond state bond-funding that should be considered in this proposal? What type of graphics might be needed for fundraising efforts?**
    a. *Yes. It is anticipated that the Zoological Society will embark on a capital campaign, which may include undesignated funds, sponsorships, potential for naming rights, a donor recognition element, etc. Graphic needs are not yet determined bit could include concept images, possible elements to receive naming recognitions or sponsorships at various levels.*
14. **Of the $20 million project cost, what is the construction cost estimated to be?**
    a. *The assumption of a $20 million total project cost is set only for the basis of standardizing proposals, and is based on roughly estimated construction costs of $15 million. This pre-design process will evaluate the actual program needs and associated construction costs.*
15. **If the design team uses a contractor for cost estimating, does that preclude the contractor from bidding on the project later?**
    a. *Contractors performing cost estimating on this pre-design phase will not be precluded from bidding on the project later.*
16. **Based on the proposal's expected project timeline, what deliverables are expected between March and October 2024: end of pre-design, schematic design, or design development?**
    a. *By October 2024, this project anticipates the completion of only the pre-design phase: this final deliverable is identified as a State of Minnesota pre-design report completed for eventual submission for consideration of state bond funding.*

17. **What existing building drawings will be available for use during the project?**
    a. *Very few building drawings will be available for use.*
18. **The RFP indicates a number of past interior renovations, were these renovations primarily of HVAC and Finishes, or do they include structural modifications?**
    a. *Renovations were primarily HVAC and Finishes. Major structural modifications are not assumed.*
19.

Please acknowledge receipt of this Addendum within your proposal.

Posted: **2/26/24**