

RFP 743 Clarifying Questions – October 28-November 13, 2009

11/13/09

- Q. If the above ground structure is only 1 or 2 floors, with green roof garden on only part of the 'dense development area" how much saving will be realized in less robust foundations and parking structure supports, considering it will not have to support, more or less, heavy density, up to 15 stories as we have heard talked about? What would be the estimated savings or difference in dollars?
- A. We anticipate the quantity of caisson foundations would remain the same with some reduction in their sizes. Developing a cost for this would require a design analysis before any accurate estimates could be provided.
- Q. How much will it cost to excavate 3 feet deeper to allow more soil on top of the underground structure?
- A. The structure will accommodate 18" of soil. To accommodate an additional 18" of soil will require additional analysis. Excavating 3 feet deeper will significantly impact earth retention and dewatering work.
- Q. What is the ventilation system: "typical exhaust air"? Is there a cleansing of the exhaust?
- A. As required by code, ventilation system circulates outside air through garage. Air is not cleansed.
- Q. What is the water retention system? Where does the water go? Where is it retained?
- A. Water detention system is located at west side of Level P4. Water from a storm event is detained on site and then pumped at a consistent rate to City storm system.
- Q. If we were to propose building over the parking entrance and Library Lane from Division Street, what is the height requirement for vehicle passage under an overhead structure?
- A. Vehicle clearance within the garage is 8'-2". Building Code requires a 15 foot clearance. Vehicle clearances at street areas will need to meet traffic needs, City Ordinances and MDOT regulations.
- Q. What is a "quadguard energy absorption system"?
- A. This is a crash attenuator located at the express ramp on 5<sup>th</sup> Avenue.

- Q. What are the cost estimates for drilling or otherwise providing for geo thermal heat capacity once the underground structure excavation is completed? How many holes, of what capacity, at what cost? A cost was suggested at the mandatory meeting. How was that calculated?
- A. A preliminary design phase estimate for the geothermal wells is \$550,000 and it was estimated the wells could serve approximately 110,000 SF of future development space. Cost and impact on construction schedule is under review by Construction Manager.

### 11/05/09

- Q. Section 11, on page 12 of the RFP requires the submission of two (2) financial references. Is the city requiring/expecting written references from the resources, as part of the submission, or just the identification and contact information for those references?
- A. We only need contact information for the references.

### 11/04/09

- Q. What is the monthly apartment rental rate per square foot for new construction studio and 1-bedroom apartments within ½ mile of the site.
- A. DDA does not capture this information.
- Q. What is the average size of studio and 1-bedroom units within ½ mile of the site.
- A. DDA does not capture this information.
- Q. What is the triple net rental rate for retail space within the immediate area of the site (assume a 30 foot depth and an average size of 750 SF).
- A. DDA does not capture this information.
- Q. What is the triple net rental rate for office space in the immediate area of the site (assume office spaces of 1,000, 3,000 and 5,000 SF and that the tenant improvement allowance for new construction space is \$30/SF).
- A. DDA does not capture this information.
- Q. What is the average size of office floor plates in the immediate area.

- A. DDA does not capture this information.
- Q. When was the last 3 new buildings constructed in the immediate area of the site and for what purpose (need construction year and addresses for each to Google)?
- A. Please see the attached list of [downtown projects approved since 2000](#).

**11/02/09**

- Q. What bicycle parking provisions are there in the parking structure that is being built below grade at this site?
- A. 47 bike spaces will be provided as part of our project: 0 class A (indoors), 14 class B (under a roof) and 33 class C (out in the open air) (additionally there are many dozens of bike hoops being provided on sidewalks in the immediate vicinity as part of the DDA's Fifth & Division Improvements project. The reason bike hoops are being provided above ground and not underground inside the parking structure was due to safety concerns about bicycle users trying to navigate through cars, steep ramps, and gates within the structure to get to any underground bike parking.
- Q. How are we determining the FAR? Is it based on building footprint size or the parcel size? (please confirm site area is 1.2 acres and FAR base sq ft using 400 % = 209,088 sq ft)
- A. The FAR calculation should be based on the parcel size