

RFP 743 Clarifying Questions
September 25, 2009

Question: I want to clarify one thing about the maps on page 5 and 6 of RFP - on the attached map, is everything that is outlined in red available for future development? From the drawing, the area in white appears to be the access to the parking structure. In which case, it is really just the area in blue that is open for future development?

Answer: The outline in red is the area for future development. On the ground floor there needs to be a driveway into the underground parking structure on the first floor. But even in that area from the 2nd floor and up is available for development . So it's the red outline. (Attachment A)

Question: Please describe the availability of parking in the underground parking structure to be built under the Fifth Avenue site for the RFP project. Please include the number of parking spaces available to the RFP project and the terms and conditions for their use.

Answer: The parking structure project will include 660-670 parking spaces below ground, and approximately 20 above ground metered on-street parking spaces on Library Lane. The metered on-street parking spaces on Library Lane will be installed with the intention that they will be used by customers/visitors to the library, Kempf House and adjacent businesses such as the UM Credit Union. No determination has been made for the 660-670 underground parking spaces. Early in the planning process, however, the DDA set forward the intention that the parking spaces would be managed so that approximately 200 spaces are available for users of the Library. This can be done with signage that indicates where hourly parking and permit parking should take place, as well as a computerized car count system such as in use in other DDA-managed parking facilities.

Question: Are there better (CAD or print to scale) architectural plans available for Level 1 (Street level) ? Although we can use what is in the RFP for initial study purposes, one of the first requests from an architect will be for better plans.

Answer: The design team has been asked to provide more updated design drawings.

Question: Dates on page 3 and page 7 are not the same. Which dates do I use?

Answer: Use the dates on page 3.

Question: Do I provide a concept plan or an actual project?

Answer: Per the RFP, Section 3: Information required from all proposal submitters, Section 5; the proposal should provide a schematic plan including site plan data and schematic floor plans for each level. Plans shall be no larger than 11" x 17" in size.

Question: We presume that the airspace over the Alley must remain clear except for the curve in the Alley at the NE corner of the site where it appears that the "Future High Density Development" building can bridge over the alley at that location. Is this correct, and what is the minimum clearance required for the Alley?

Answer: The site configuration provides a 12 foot wide alley, and a building setback of 12 feet from the north property line. The parking structure design does not currently consider building floors cantilevered over the alley, or additional building columns at the north property line. If a building were to be built over this alley, vertical clearance would need to be approximately 15 feet to allow vehicles to pass, with additional clearance required to empty dumpsters (as anticipated in current site layout).

Question: Since the stair and elevator at the NE corner of the site obviously penetrates through the street level by at least one story, can this stair be extended in the future to the full height of the Future High Density Bldg and be connected to and utilized by it?

Answer: The stair/elevator tower in the northeast corner is outside of the anticipated future building footprint, and the design does not include structural capacity for vertical expansion of the stair.

The dotted black line shows what floor plates could look like above the first floor including the area above the parking structure driveway.