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4/5/13

Request for Proposals – Phelps Control Center Architectural Services

Supplemental information for clarification.

1. “not to exceed” and percentage fee conflicting. Agreed, the not to exceed is atypical, but necessary to obtain City Council approval. The City fully expects to compensate the architect on a percentage basis for the construction portion. If the construction cost exceeds both our expectations, resulting in the architect’s percentage fee to exceed the “not to exceed” then there will be a change order or the construction scope will be altered to reduce cost. It is expected that the “not to exceed” price will be somewhat inflated and not negatively impact your proposal.
2. Tower design. The City intends the tower provider to do all design and engineering for the tower. The architect will simply assist the City in overseeing and coordinating the purchase and installation. The architect scope of work will include provision for conduits entering the existing building.
3. Scope of interior remodel. The City intends to define this with consulting from the architect at an hourly rate. The City understands that you are being asked to provide an estimate of hours required for consulting and developing a construction bid package. We hope your site visit will provide enough insight to satisfy this dilemma. A range of hours based upon suggested levels of remodeling would be acceptable for evaluating the proposal.
4. Geotechnical service contract. The City will contract with the geotechnical provider directly. The architect will assist in the management of services and reports.
5. City provided services. The City will provide initial site surveying and control points. The City will work with the architect to determine proper size and building entry location for primary water and electrical service. The City will install water service and water meter, contractor will continue from that point. The City will install primary electrical service into the building and terminate in contractor supplied switchgear.
6. Building racks and dock. Storage racks are by others, and are not a part of this contract. The City understands that design and layout of the racking may have to be provided to the architect for fire sprinkler final design. The “raised deck” is a ramp for dock high loading and unloading with a forklift.
7. Communication tower cabling termination. Conduit from the communication tower will terminate in the existing building. The architect scope of work will include provision for this. The termination area needs no hardened storm protection or back up power supply. The communications tower is solely for use by the City.

Contact Jeff Mead at 308-385-5462 x.142 or jmead@grand-island.com with questions.