

**Building 47 Theater Request for Proposal (RFP) Site Tour
April 25, 2019
Tour Q&A Notes**

INTRODUCTIONS: 1:00 PM

Introductions by Cole Dietrich (Tenant Coordinator, Warren G. Magnuson Park) and Brian Judd (Manager, Warren G Magnuson Park)

Brian Judd advised the group that per recent feedback proposers should consider adding assistive technology devices to their proposals and provided Hearing Loop technology as one example. Brian also reviewed updates to the web sites, how these are highlighted on the web page, and advised potential proposers to visit the website weekly for updates.

Q: Is adding hearing aid devices specific to Hearing Loop or are other systems acceptable?

A: SPR is open to ideas from proposers on how they will maximize access for patrons with a varying range of abilities.

START OF TOUR: 1:05 P.M.

Q: Will the new tenants have access to the Breakers located in the Community Center?

A: SPR expects that utility systems will be separated between the Theater and Community Center.

Q: Would we have to reroute wiring?

A: SPR will look to the proposer's professional team to determine if re-routing would be necessary.

Q: Is the Ticket Booth area a part of the RFP?

No, this area is currently being utilized SPR Community Center offices.

Q: At the end of the tour, can I come back into the theatre to count seats?

A: Yes, we will all have the opportunity to circle back to the Theater at the end of the tour.

Q: Does the RFP include the pool?

A: Yes.

Q: Does the RFP include the locker rooms?

A; No.

Q: Assuming we make the space compatible with SPR guidelines, can we use the back door (located on the East side of the building) for entry once all remediation is done?

A: Final approval on ingress and egress will come from Seattle Department of Construction and Inspections (SDCI) permit process.

Q: Have the Community Center upgrades already been approved?

A: Yes, the project is currently in the design phase.

Q: Are the seats that have been removed from the auditorium available?

A: There are some of the chairs in storage areas, such as under the stage. It is not clear how many total and to what extent they will be available at this time.

Q: Does the RFP include creating bathrooms?

A: SDCI Code requirements will determine if installation of restrooms is a requirement. There is plumbing in several areas of the building that would allow for the installation of restrooms.

Q: Is there any timeline as to when the new tenant will have access to the space?

A: That will be worked out in lease negotiations with the successful RFP proposer.

Q: When will the current tenant have to vacate the premises?

A: SPR is unable to provide an exact date due to many varying factors but will strive for as little interruption to services in the Theater as possible throughout this RFP process.

Q: What is being done to remediate the water leaking into the green room as a result of the Tennis Center being built?

A: That information is available on the RFP website.

Q: Assuming the agreement with the winning proposer is for all of the space from the walls in, is SPR responsible for the shell?

A: Please refer to the RFP document for the expectations around maintenance responsibilities. Please note that all terms presented in the RFP document are negotiable.

Q: Is HVAC part of the shell?

A: That will be included as part of the negotiations with the successful proposer.

Q: Do the lobby doors between the Theater and Community Center need to remain as egress for Parks?

A: SDCI will make the final determination when reviewing permit requests.

Comment:

It seems to be a bit misleading to anyone who wants to make a proposal that all the truss', lighting and the stage are going to remain. People are taking pictures of all of this stuff thinking that it's part of the building when it's not. The assumption is that all this stuff stays.

A: Thank you for your comment and feedback. SPR does not assume any of these items will remain within the premises, and neither should any prospective RFP Proposer. Proposers

should shape their plans assuming they will need to bring in all equipment and structures required for theater operations. Please see RFP document for more information on the “as-is” nature of the facility.

END OF TOUR: 2:10 P.M.