

Question/Comment	Answer
<p>We found three times listed for due date, please advise which is the correct due date:</p> <ul style="list-style-type: none"> <li>• <u>Table-1 RFP Schedule</u>, states are <b><i>due to the city June 5th, 2019, 4 p.m.</i></b></li> <li>• In the section 3 <u>BUILDING 47 REQUEST FOR PROPOSALS QUESTIONNAIRE</u> The first sentence states <b><i>submit with the entire proposal package by, Wednesday, May 29, 2019, 4:00 pm.</i></b></li> <li>• In <u>Table 2 - RFP Delivery Option</u> it states <b>Due Date and Time are Wednesday, May 29th, 2019, 4 PM.</b></li> </ul>	<p>The Request for Proposal (RFP) document has been amended and reposted on the web site with these corrections. The due date/time is Wednesday, June 5<sup>th</sup> at 4 p.m.</p>
<p>Regarding <u>section 1 RFP Introduction and Overview</u> and <u>section 2A. Description of Project</u>: There is mention of a lease. We understand that the <u>Quit Claim Deed Recreational use covenant (3)</u> prohibits leasing Park property.</p> <p>Would this be a concessions agreement? If so, what is the expected term?</p>	<p>The final agreement will be a Concession Agreement in accordance with the building deed. The term will be negotiable.</p>
<p>In <u>section 2A. Description of Project</u> it states: <b>To be selected, the Proposer(s) must provide verifiable:</b></p> <p><b>1. Capital and/or other resources on-hand demonstrating a capacity to finance the submitted plans with limited reliance on public funding.</b></p> <p>Please define what limited reliance on public funding is? What is the intent of restricting public funding for capital improvements?</p>	<p>Seattle Parks and Recreation (SPR) is seeking proposers willing and able to make a significant investment in the renovating and updating the Building 47 theater. Proposals should include a funding plan that demonstrates the Proposer’s ability to fully finance their project without relying on funds from the City of Seattle.</p> <p>The intent within this guideline is to communicate SPR’s desire to work with a Proposer who is willing to make private investments into the renovation and operation of the building. There is no City of Seattle funding available for this project.</p>

<p>In <u>section 2A. Description of Project</u> it states <b>The Proposer(s) will also be responsible... for the operation and ongoing internal maintenance costs associated with the Building 47 Theatre and decommissioned pool area throughout the negotiated term.</b></p> <p>Does this mean the proposer is responsible for the internal maintenance costs and repairs of:</p> <ul style="list-style-type: none"><li>• Heating units on the building roof?</li><li>• Water leaking through the foundation?</li><li>• Exterior windows?</li><li>• External doors and locking mechanisms?</li><li>• Plumbing?</li></ul>	<p>SPR's general guideline is that the tenant will be responsible for the operations and maintenance of the internal premises and SPR for the external building shell. However, the specifics of maintenance responsibilities will be negotiated and specified in the final contractual agreement with the selected Proposer.</p>
<p>The two appendices pertaining to hazardous materials are not informative.</p> <p><b>Hazardous Materials Reports</b></p> <ul style="list-style-type: none"><li>• <u>Lead Inspection Data - 1993</u> - Building 47</li><li>• <u>Pool Lead Paint Test Results</u></li></ul> <p>One lists other buildings in the Park, but not Building 47. The other gives one test result dated January 2010 for peeling paint in the decommissioned pool. Aren't there more recent tests available?</p>	<p>This is the available information that SPR has on file for Building 47 from Navy-era records and SPR-commissioned tests. All Proposers should anticipate conducting their own review of hazardous materials within their submitted plan.</p>
<p>In <u>section 2B. Basis of Selection</u> it states <b>A review panel will score each proposal per the criteria outlined in Section 3.</b></p> <p>How will the proposal review team be selected? Since the RFP is titled Arts, Theatre, and Film, will other entities, such as Seattle Arts and Culture, 4Culture or the Associated Recreational Council be included in the review process?</p>	<p>SPR will assemble a well-rounded review team that will include staff, partners, and stakeholders. This is common practice for all SPR RFP processes.</p>

<p>In <u>section 2A. Description of Project</u> it states <b>SPR will maintain responsibility for the building shell and roof and will perform routine maintenance on the shell and roof consistent with SPR standards and building conditions during the negotiated term.</b>          What is the age and condition of the theatre roof? When is it scheduled for replacement? What is the maintenance history?</p>	<p>The roof was replaced in 2000. A recent inspection conducted by SPR gave the life of the roof another 6-10 years before a replacement is needed. SPR has addressed issues with the roof as they have arisen, and the roof is included on an ongoing, preventative maintenance scheduled with all SPR-owned facilities.</p>
<p>In <u>section 2A. Description of Project</u> it states there was a <b>new HVAC system as part of the 2002-2003 Renovations.</b>           What is its maintenance history? Does it provide ventilation? Cooling?</p>	<p>Currently, SPR replaces the HVAC filters every 60-90 days and addresses problems as they arise.</p> <ul style="list-style-type: none"> <li>• The Auditorium is provided heating and ventilation by two (2) rooftop units with gas-fired heating. The restrooms for the Auditorium are served by two (2) exhaust fans on the roof.</li> <li>• Space under the balcony is heated and ventilated by one (1) rooftop unit with gas-fired heating.</li> <li>• All other occupied spaces such as lobby, lounge, meeting room and offices are served by three (3) gas-fired furnaces installed in the ceiling to provide heating and ventilation.</li> <li>• Two (2) ceiling exhaust fans serve the Men's and Women's Restrooms on main floor and are combined into a single duct up to an exhaust cap on the roof. Those systems appear to have been installed c. 2003 as part of a major renovation project.</li> <li>• The Pool is served by a dedicated rooftop unit with dehumidification.             <ul style="list-style-type: none"> <li>○ Additional building-wide observations are as follows:</li> </ul> </li> <li>• There is no heating hot water boiler installed in the building. Heating is provided mainly by gas-fired heat.</li> <li>• There is no air-conditioning system installed in the building. Cooling is available via 100% economizer from</li> </ul>

	<p>rooftop units to spaces which they serve.</p> <ul style="list-style-type: none"> <li>• Natural gas is available on site to be used as heating source.</li> <li>• The central DDC control system for the building is Siemens Apogee Automation located in the Ground Floor Electrical Room.</li> </ul> <p>Any future maintenance responsibilities for the HVAC system will be outlined and specified within a negotiated agreement with the selected Proposer.</p>
<p>In <u>Table 1 - RFP Schedule</u> it states <b>Superintendent announces award 9/15/2019, at which time negotiations begin.</b></p> <p>This precludes any entity from programming the theatre for the 2019/20 season. How will the City program the space in the interim?</p>	<p>This will be determined once the SPR Superintendent has invited a Proposer to enter into contract negotiations for the Building 47 theater. SPR will strive to minimize service disruptions in Building 47.</p>
<p>According to <a href="https://www.seattle.gov/parks/about-us/current-projects/magnuson-community-center-improvements">https://www.seattle.gov/parks/about-us/current-projects/magnuson-community-center-improvements</a> <b>The Magnuson Community Center is scheduled for remodel beginning in the summer of 2020.</b></p> <p>How may this impact theatre programming?</p>	<p>The community center renovation project is currently in design-development phase, and it is too early to identify what (if any) impacts may occur to theater programming. SPR will work with all parties involved to ensure minimal disruption, as is typical for all construction projects at Magnuson Park.</p>