

## **ADDENDUM NO. 2**

### **PROJECT NAME: REQUEST FOR PROPOSALS FOR CONEJO COMMUNITY PARK AND CENTER ASSESSMENT PROJECT ENVIRONMENTAL, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL SERVICES**

**April 10, 2020**

#### **RFI**

**Question 1:** Can you clarify scope of building architecture (New building versus renovation of existing)?

**Answer 1:** The existing community center is proposed to be demolished and a new expanded community center building to be designed and built.

**Question 2:** What is the current program and square footage of the existing rec center? Does a more specific program for the new rec center exist?

**Answer 2:** Utilize the provided information in the RFP, once a proposer is selected more specific details can be reviewed. Clarification regarding current size and proposed; existing square footage is approximately 7,000 sq. ft. with a proposed 150% increase to 10,500 sq. ft.

Please see <https://www.crpd.org/planning/conejo-community-center-park-assessment-project/> for additional site / project information.

**Question 3:** Is there a proposed design and construction schedule? Will this be a phased construction?

**Answer 3:** Initial phases of design are planned to commence Summer/Fall 2020. Construction schedule is unknown at this time.

**Question 4:** Is the rec center the only building proposed (bathroom, support spaces, etc)?

**Answer 4:** Currently the main rec center is the only building proposed that includes bathrooms and support spaces, however depending on public need and how firms present their proposals additional structures could be included.

**Question 5:** What knowledge do we have regarding EIR or CEQA process? Creek? Any other specifics?

**Answer 5:** The District finds the environmental processing to be more involved with updating the building and site to current standards, as it relates to impacts (trees, neighborhood, traffic, noise during construction etc.), however proposer's environmental consultant should professionally assess the requirements to fulfill the scoped project.

**Question 6:** Does the building necessarily need to be 2 levels? Is there something specific about the site or building footprint that requires this?

**Answer 6:** The building does not need to be 2 levels, however in order to lessen impacts to the existing mature canopy and take advantage of the unique site topography, the 2 level building would keep to a lesser scale and footprint that fits with the residential style and feel of the neighborhood.

**Question 7:** What data (survey, arborist report, soils report, etc.) do you have for the design team to conduct the services?

**Answer 7:** District does not have any additional data for the site available. Proposer should include any additional deliverables they see fit to provide complete services for the project.

**Question 8:** Confirm required cost estimating services and in what phase.

**Answer 8:** Cost estimating services are required in Schematic to aide initial construction budgeting and 60% Construction Document phases of work.

**Question 9:** Confirm what construction design services are required.

**Answer 9:** Proposer should not include any construction or bid support services in proposal.

**Question 10:** In regards to the creek, the changes that you are anticipating apply to the edge conditions or the creek bottom or both?

**Answer 10:** Intent was to visually upgrade the edge condition, however the creek is any opportunity to address as the proposer sees fit for their approach.

**Question 11:** Does the site design portion of the project include the entire 36+ acres outlined in red as shown in the concept plan package or only the areas such as the ball field and the landscape area surrounding the rec center?

**Answer 11:** The main site design elements are included in the provided concept plan, however the entire 36 acre site is included for each proposing team to assess and include other elements in their approach to the project.

**Question 12:** Will you still be requiring hard copies for the proposal submission? Or are PDFs alright due to the COVID-19 situation.

**Answer 12:** We will still require hardcopies per the RFP directions.

**Question 13:** Has the park site been closed due to the COVID-19 situation?

**Answer 13:** The park site is open for proposer's site review, however the building is closed to the public.