



**WAYNE STATE  
UNIVERSITY**

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**September 30, 2019**

## **Addendum # 2 To**

### **RFP Keast Commons Renovation dated September 16, 2019**

Questions have been raised during the Pre-Proposal meeting held on **September 24, 2019** for the University's RFP for **Keast Commons Renovation** for the **Facilities Planning & Management**. A summary of the questions asked and the University's responses are as follows:

**Question:**

Is the design and construction of the "Stage" area adjacent to Chatsworth to be included within the scope of this project?

**Answer:**

The ideas depicted in the conceptual renderings are meant to convey the spirit and intent for a renovated Keast Commons, not prescribe what the design must have or look like. The circular green space, stage, and outdoor projection screen are ideas that were favored by the Keast Commons focus group, but ultimately, broader outreach with the campus community will determine whether they will warrant further exploration into constructability and cost. Above all, the end product needs to be flexible for a range of activities.

**Question:**

Should the A/E firm submit a separate fee to administer and file the necessary paperwork for LEED Certifications?

**Answer:**

All proposed work must be included in the proposed fee.

**Question:**

Should the A/E firm submit a separate fee to prepare plans and details for the Enhanced Stormwater Management Plan?

**Answer:**

Yes.

**Question:**

Can WSU share the design plans for Towers Cafe expansion?

**Answer:**

Yes, the plans are on the website:

[http://www.forms.procurement.wayne.edu/Adv\\_bid/Adv\\_bid.html#construction](http://www.forms.procurement.wayne.edu/Adv_bid/Adv_bid.html#construction)

Click on Construction, then scroll down until you see it. It is dated June 11, 2019 and it is a ways down the screen.

**Question:**

The PowerPoint states that WSU intends to use the CM project delivery method yet the minutes from the Pre-bid conference says "GC". Which is correct?

**Answer:**

Wayne State will use a GC.

**Question:**

Assuming WSU intends use the CM project delivery method, when does WSU intend to have the CM onboard?

**Answer:**

As indicated above and in the minutes, WSU intends on using a GC for this project.

**Question:**

The Minutes from the Pre-Bid Conference reference Schedules A and C – are there separate documents aside from the Appendix 1-5 documents that are needed for this submission?

**Answer:**

These are not required for this project.

**Question:**

Is the reconstruction of the east/west pedestrian mall in front of Ghafari hall expected for this project, since it falls within the project limits on the map included in the RFP documents?

**Answer:**

Yes, the project boundaries contains the portion of Williams Mall fronting Ghafari. While it needs to retain its primary function as a mall, we want the consultant to contemplate how it would interact with a renovated Keast Commons. This can be thought of in terms of materiality, architectural syntax, pedestrian traffic, landscaping, and so forth.

**Question:**

Please clarify the anticipated number of meetings to be expected during each phase of work (Concept, Schematic Design, Design Development, Construction Documentation). Is it to be expected to have weekly meetings throughout each phase? Would these be onsite or web-based meetings?

**Answer:**

It is anticipated that the project team will work together to identify the appropriate meeting schedule to meet the needs of this project. Meetings can be both onsite and web-based as appropriate. WSU will work with the selected firm to understand a reasonable expectation of meeting frequency.

**Question:**

It is assumed that under the Design Professional Services and Deliverables Section 17, items 1-6 that those basic services typically covered under architectural, interior design, fire protection, plumbing, mechanical, security, acoustical, and telecommunications are not included within this scope of the work for this project.

**Answer:**

Basic services should include architectural, site, civil, security, telecommunications and electrical as required to provide a functional, multi-purpose space per the scope of work identified in the RFP.

**Question:**

Please clarify if any State of Michigan and/or AHJ submissions are required for this project

**Answer:**

Outdoor spaces at WSU fall under the purview of the University Fire Marshal.

**Question:**

Please verify that WSU will be performing the geotechnical exploration, environmental studies, and topographic/utility survey.

**Answer:**

WSU will provide geotechnical, environmental and survey data as necessary. It is expected that the selected firm will work with WSU to identify what data is needed to appropriately design and construct this project.

Should you have any questions or concerns about this Addendum or on any other aspects of the Request for Proposal, please send them by email to **Valerie Kreher, Senior Buyer**, Email; **rfpteam2@wayne.edu** and to **Kim Tomaszewski, Senior Buyer**, Email; **Ac9934@wayne.edu**. **Copy both Valerie Kreher and Kim Tomaszewski on all E-Mail questions.**

Thank you,  
**Valerie Kreher**  
**Senior Buyer**