



### RFP 2024-002 Responses to All Questions

1. Are there any as-builts or conceptual plans that illustrate the specific desired scope? **Yes and those will be shared with the selected design team.**
  - If not, should we assume the overall layout will remain mostly the same with minor HVAC distribution updates? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic improvements. HVAC replacement was performed within the last 2 years, however distribution updates may occur as floor plan upgrades are considered based on available budget.**
  - Should we assume all plumbing systems will be replaced/upgraded and restroom layouts revised to meet current ADA requirements? **Renovation should seek to make the building code compliant and resolve plumbing blockage issues**
  - Please confirm the extent of lighting design. Should we assume all new lighting throughout? Basic lighting design or higher end lighting where a lighting design firm should be included under PBS? Will lighting design presentations be required? Will renderings be required? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic improvements.**
2. There are mention of bi-weekly design meetings. Should MEP assume we will attend all meetings, or provide a specific number of meetings? **District defers to Consultant to manage its subconsultants participation in the design process**
3. How many construction meetings and site visits during construction should MEP team account for? **District defers to Consultant to manage its subconsultants participation in the design process**
4. Are there any guidelines for AV systems in city buildings? Shall we assume a completely new system or upgrades to the existing system? Please provide a detailed scope of work. **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/functional improvements. To the extent AV is upgraded, the District seeks Consultant's guidance in upgrading or replacing system based on available budget.**



5. Are there any IT and security city standards? **This is a District project, not City. No standards have been established.**
6. Any Cable TV, Paging, Clock, Intercom, or Distribution Antenna System for Cellular and Life Safety scope? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/ functional improvements. To the extent items are upgraded, the District seeks Consultant's guidance.**
7. Is there any Technology scope for Security/Camera, and access control? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/ functional improvements. To the extent technology is upgraded, the District seeks Consultant's guidance in upgrading or replacing system based on available budget.**
8. The RFP states that the mechanical HVAC system has recently been upgraded. Please confirm whether the upgrade of the mechanical HVAC system is excluded from this project's scope. **Replacement of package units is excluded though HVAC scope will be tailored accordingly to the Consultant's recommended renovation scope based on available budget.**
9. As this is not new construction full commissioning should not be required. Is the commissioning being proposed just voluntarily? Should we include commissioning services for all building systems? **Consultant shall be prepared to fulfill commissioning requirements as mandated.**
10. Is the district targeting LEED or sustainability goals for this project? **No, but please note the historical preservation sensitivities.**
11. Has a seismic evaluation and assessment been conducted for this building? If so, please provide. **No**
12. If not, is District open to utilizing latest edition of ASCE 41 Standard study to conduct the seismic assessment? **Yes though the District will need to weigh recommendations against available budget.**
13. If ASCE 41 Standard is acceptable, it is recommended that a Tier 3 detailed assessment be conducted for the building with written report of evaluation findings.



Please advise. **Consultant to suggested required assessments as part of its recommended scope based on available budget**

14. Does District's current budget include construction cost allowance for potential upgrades to correct building vulnerabilities? If so, what cost allowance is allocated to seismic upgrade work? **Available budget is \$7M as a total project budget. Based on traditional soft cost allocation, \$5M is left for construction costs. No other breakdown has been conducted at this stage.**
15. Seismic evaluation and assessment should ideally be conducted **prior** to any TI design work as the assessment, findings, and recommendations will likely greatly impact District's budget as well as space planning, etc. for the work.
16. Does the District have any original as-built drawings for the library? If so, can these be shared with the bidders? **Yes it will be shared with the selected consultant**
17. Can the published deadline be extended in order to review as-built drawings (if available) and prepare a fee proposal for the seismic evaluation, assessment, and report? **No**
18. In addition to above questions from the engineers, if you have any as-built drawings, are they in CAD? **As-built drawings are in PDF**
19. Are there any as-builts or conceptual plans that illustrate the specific desired scope? If not, should we assume the overall layout will remain mostly the same with minor HVAC distribution updates? **Yes as-builts will be provided to the selected consultant. Yes, however Consultant shall assist in recommending a scope of work based on condition of facilities, historic preservation needs and available budget.**
20. Please identify is the intention to upgrade all restroom layouts to meet current ADA requirements. Can the existing latest plans be provided? **See #1. Renovation is intended to correct code compliance issues**
21. Please confirm the extent of lighting design. Should we assume all new lighting throughout? Will lighting design presentations be required? Will renderings be required? **Unknown. Consultant shall assist in recommending a scope of work based on condition of facilities, historic preservation needs and available budget.**
22. Written Specifications required using "Greenbook" are noted. Will CSI specifications be acceptable? **Yes**



23. Are there any guidelines for AV systems in city buildings? Shall we assume a completely new system or upgrades to the existing system? Please provide a detailed scope of work. **This is a District project, not City. Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/ functional improvements. To the extent AV is upgraded, the District seeks Consultant's guidance in upgrading or replacing system based on available budget.**
24. Are there any IT and security standards that can be provided applicable to the project? **No standards have been established.**
25. Any Cable TV, Paging, Clock, Intercom, or Distribution Antenna System for Cellular and Life Safety scope? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/ functional improvements. To the extent items are upgraded, the District seeks Consultant's guidance.**
26. Is there any Technology scope for Security/Camera, and access control? **Selected team should assist the District in identifying a scope which aligns and maximizes its available funds balancing urgent and immediate needs (i.e. flooding issue/waterproofing) with aesthetic/ functional improvements. To the extent technology is upgraded, the District seeks Consultant's guidance in upgrading or replacing system based on available budget.**
27. The RFP states that the mechanical HVAC system has recently been upgraded. Please confirm whether the upgrade of the mechanical HVAC system is excluded from this project's scope. **Replacement of package units is excluded though HVAC scope will be tailored accordingly to the Consultant's recommended renovation scope based on available budget.**
28. Please clarify the scope of the structural work. Has there already been a structural study conducted as part of a seismic upgrade, considering the building was constructed in 1969? No study or upgrade has been completed. **Consultant to recommend scope based on needs, historic preservation sensitivities, and available budget.**



29. Are the original as-built structural building drawings available? If so, is it possible to review these documents prior to submitting the RFP? **Yes though they will be shared with the selected consultant.**
30. It is noted a facility condition assessment, an asbestos/lead survey, and a historic assessment has been procured and produced, are all of these be listed as outside of scope and do not require necessary consultants to create further reports? **Consultant shall review and consider prepared reports.**
31. The RFP indicates “visible cracks within the exterior and interior walls necessitate a structural assessment”. To help better determine the structural scope of work for the project, it would be beneficial for the District to share the facilities condition assessment report to all of the teams prior to awarding the contract. Is it possible for all teams to have access to the facilities assessment report prior to submitting the RFP? **This excerpt is the summary of what’s been identified as noting the need for a structural assessment. Reports will be shared with the selected consultant.**
32. Scope Item 7d (noted on page 2 of Exhibit A) indicates the structural engineering scope includes “the structural analysis of the existing facility if applicable”. We are assuming that this is currently limited to the initial structural assessment of the visible cracking identified within the exterior and interior walls of the building. We are assuming that a complete seismic analysis of the building structure is not a part of the structural scope of work. Please confirm. **Unknown**
33. As this is not new construction full commissioning should not be required. Is the commissioning being proposed just voluntarily? Should we include commissioning services for all building systems? **Consultant shall be prepared to fulfill commissioning requirements as mandated.**
34. Is the district targeting LEED or sustainability goals for this project? **No, but please note the historical preservation sensitivities.**
35. In the Furniture Design and Procurement there is no mention of shelving or display, please confirm all display and shelving / storage is not to be included in the scope of the work. **Unknown. Consultant shall assist in recommending a scope of work based on condition of facilities, historic preservation needs and available budget.**
36. Can the reference Facilities Condition Assessment be shared as part of this RFP instead of waiting to select an A/E team? **No**



37. The RFP has some references to site improvements and path of travel scope. Can the City provide a bit more context to what should be assumed for potential site scope and area? Should the A/E team assume that the amount of site improvements will trigger stormwater quality requirements? **This is a District project, not a City project. Consultant to advise on what's needed required path of travel and site improvements based on facility needs and available budget.**
38. The RFP states to account for existing and modified utilities. Does the City have an idea of which utilities will need to be upgraded or upsized for intended renovations for the A/E team to include in our scope assumptions? **This is a District project, not a City project. It's been noted that sewage line have trouble with blockage.**
39. Are there original, Autocad or Revit drawings available? **PDF As-builts will be provided to selected Consultant**
40. Other than those documents to be provided, listed in the RFP, are there any other recent assessments or reports related to the building structural system or MEP deficiencies? **No**
41. Has there been a Tier 1 or Tier 2 seismic analysis? **No**
42. Can you share documentation related to the building leaks or describe the scope of repairs? **It's unclear where the leak's origin point is coming from. Some have suspected water table issues, others have mentioned waterproofing issues. Consultant to review and advise on scope of work.**
43. Can you define "aesthetic enhancements"? Is this simply refreshing interior finishes or are there other programmatic needs identified? **Refresh and update floor plan for modern library programming based on historic preservation sensitivities, code mandates, urgent issues and available budget.**
44. Other than irrigation replacement, should we anticipate other site modifications or landscaping upgrades? **Consultant to recommend scope based on historic preservation sensitivities, code mandates, urgent issues and available budget.**
45. Is the District willing to share any of the documentation or findings from the facilities condition assessment? **A brief summary has been provided within the RFP, however full report will be provided to the selected Consultant.**
46. Are there any preferred subconsultants we should consider based on the District's previous facilities condition assessment and historic architectural assessment?



No. The District has retained the services of George Taylor Loudon Historical Architecture Consulting, who has developed an historical assessment of the existing building which will be shared with the selected team. The historical architect will be available up to 40 hours throughout the design process to review proposed changes as deemed necessary.

47. Does the District have any pre existing drawings they may be able to share with the Applicants? **As-builts will be provided to the selected Consultant.**
48. Can you clarify how the District would like the Fees to be structured? **Under Section F - Fee in the Proposal Submission Guidelines, the proposal asks submitting firms to break down the fee by phase in accordance to the Fee Matrix. However, the section then goes on to request the fee be broken down based on a time and materials not to exceed-basis and hourly rates. These two requests seem to conflict and further confirmation on the District's request would be helpful. Fees should be prepared based on fee matrix. Hourly rate schedule is included within in the event of future add service needs.**
49. The District's \$5 million budget for construction cost does not seem consistent with the provided scope of work. Could the District clarify the provided scope of work and its relationship to the budget is? **Consultant shall assist District in identifying a scope which balances urgent needs (i.e. flooding/waterproofing), aesthetic enhancements, code mandates and available budget.**
50. Will the City's Historic Consultant generating the Historic Architecture Assessment remain under contract to the City to assist and make recommendations during the design phase, or is the design team responsible for bringing our own Historic Architect consultant on as part of the design team? **Note this undertaking is not through the City of Buena Park, but rather the Buena Park Library District, a special district. The District has retained the services of George Taylor Loudon Historical Architecture Consulting, who has developed an historical assessment of the existing building which will be shared with the selected team. The historical architect will be available up to 40 hours throughout the design process to review proposed changes as deemed necessary.**
51. If we are responsible for including a Historic Architect consultant on our team, please advise if the current consultant to the City is precluded and who they are so we don't conflict. **See above.**
52. Will the firms who completed the facilities conditions assessment (FCA) and historic architectural assessment be eligible to compete for this RFP? **Yes, however**



it's unlikely they would pursue as they are subconsultant to the District's Construction Manager.

53. Is the FF&E budget included in the \$5M construction budget or the reserved \$2M? Details of the budget have not been outlined in specific though it's expected the \$2M would aide in providing some level of FF&E support.

54. Does the district want to see three similar projects from each subconsultant? Will a list of projects for each subconsultants be sufficient, or will you require more detailed descriptions? The District is interested in seeing similar project experience for prime and subconsultant team members, so yes. List of projects is sufficient for subconsultants.

55. Can the district clarify what scope of work is entailed for the audio-visual, low voltage, graphics & signage, and lighting design disciplines? Scope is unknown at this point as Consultant shall assist the District in understanding the best value for renovating its facility based on the known and urgent challenges (i.e. flooding/waterproofing), aging infrastructure, and aesthetic upgrades balanced with the available budget.

56. Are there funding deadlines that are driving the schedule? No

57. The proposal has a very fast turnaround time and will require a large team of disciplines - would the city consider extending the deadline for proposals? No

58. Will there be a mandatory pre-proposal site walk scheduled as part of this proposal? No, this has not been made a requirement per the RFP.

59. Can we tour the facility is an official visit will not be scheduled? Yes, please provide 2-3 options for staff to consider.

60. Are there as-built drawings for the building? If so when will they be provided? Yes they will be provided to the selected Consultant, however the District cannot be held liable for their accuracy.

61. If there are no as-builts, does the District have any graphic representations of the floors perhaps for the Exit Path diagrams posted on each floor? See response #60





62. Page 3: “Project Description/Overview” indicated that the building is 45,000 SF two story, with a useable basement. Does the 45,000 SF include the area in the basement? **Basement = 7,600 GSF, Main level = 17,500 GSF, Upper level = 20,000 GSF; Total = 45,100 GSF (approximately)**
63. Are the basement and upper floors the same size? **See response 62**
64. Page 3: “Project Description/Overview and Building Systems Architectural” refer to aesthetic concerns, like visible cracks, deteriorated flooring, damaged ceilings, and wood doors requiring repair or replacement. Is that the extent of the aesthetic concerns? Can’t the “aesthetic concerns” be treated as maintenance repairs that do not require drawings or permits? **The District would like to renovate the building as one project and has limited funds to do so. The selected Consultant will assist the District in renovating the Library and solving urgent issues (i.e. basement flooding) as well as facility upgrades on a menu basis so the District can evaluate the best value for the available budget.**
65. What is causing the flooding in the basement? Rain leaking into the building from the roof? Exterior Landscape irrigation leaking through the walls so failure of waterproof membrane? Plumbing pipe leaking? **The selected Consultant will need to be prepared to assist the District in solving the flooding issue.**
66. Does the District want the exterior storefront windows and doors replaced? **Not a priority, however scope shall be considered as flooding / waterproofing is evaluated in alignment with historical preservation requirements and available budget parameters.**
67. Page 3: “Project Description/Overview and Building Systems Architectural” states that “programmatic revisions are needed to optimize the space utilization.” What does this mean as far as scope? Does the District want the Architect to review the program for the entire 45,000 SF of space? **The District would like to renovate the building and has limited funds to do so. The selected Consultant will assist the District in renovating the Library and solving urgent issues (i.e. basement flooding) as well as facility upgrades on a menu basis so the District can evaluate the best value for the available budget. This may include making key floor plan revisions to optimize flow, however understanding the District's current program challenges and anticipated future program needs will be paramount in the decision making process.**



68. Page 3: “Project Description/Overview and Building Systems Mechanical, Electrical, Plumbing, and Fire” states the HVAC equipment has been recently upgraded. Can the Architect exclude any mechanical scope related to HVAC that has been replaced? **If floor plan revisions or ceiling grid / ductwork upgrades warrant mechanical scope, Consultant shall include.**
69. Page 3: “Project Description/Overview and Building Systems Mechanical, Electrical, Plumbing, and Fire” states “plumbing systems are old and prone to back-ups and leaks”. **How do you want the architect to identify the design scope related to plumbing? Does the District want all plumbing (water and sewer lines) replaced? Consultant shall assist District in identifying issues, solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**
70. Should we assume that all bathroom fixtures will be replaced? **Consultant shall assist District in identifying issues, solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**
71. Page 3: “Project Description/Overview and Building Systems Mechanical, Electrical, Plumbing, and Fire” states “Original electrical systems are approaching the end of their lifecycle, with issues such as wiring failures...” How should the Architect address this scope? Does the District want to replace all of the wiring in the building? **Consultant shall assist District in identifying issues, solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**
72. Page 4: “Project Description/Overview and Building Systems Site” states that the landscape “irrigation control system has failed due to leakage, necessitating repairs.” How should the Architect address this scope? Does the District want all of the irrigation replaced? **Consultant shall assist District in identifying issues, solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**
73. Are there any other site improvements desired by the District? **Path of travel as it relates to ADA.**
74. Will the District want EV chargers installed? **Consultant shall assist District in solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**



75. Is there a desire to add solar to the roof or solar canopies in the parking lot?  
**Consultant shall assist District in solutions and associated costs to renovate the facility based on available budget while meeting code requirements.**
76. The RFP states "the District has conducted a facilities condition assessment (FCA), a historic architectural assessment, as well as a lead and asbestos report..." Can the District provide those now for review so we can assess the extent of upgrades and repairs needed for the facility? **The District intends to provide to the selected Consultant.**
77. If the District's lead and asbestos report finds the building positive for those items, will those items be abated under a separate hazardous materials contract prior to the upgrades in this scope of services? **No they will be included as one project along with the upgrades.**
78. Page 4 Project Objectives indicates that the priority scope is to "upgrade critical building systems" listed, with "aesthetic enhancements using remaining funds..." It is hard to put a design scope to what will remain in the budget without seeing the reports that the District has contracted for already. Can those reports be provided? **Please refer to the project value as the basis for developing.**
79. Page 4 Budget Allocation states the "total budget of \$7 million, the District has allocated \$5 million to construction activities". What will the other \$2 million not included in construction activities be used for? A/E Fees? Permit Fees? Furnishings? **The \$2M will be allocated to all related soft costs including professional fees, furnishings, etc.**
80. Proposal Submission Guidelines , paragraph C.3.ii states: "List of at least three similar or comparable library renovation projects..." Does this mean that the District will only consider "Library renovations" as similar or comparable for the purposes of selecting an Architect for this scope? **Library experience is a key component of Consultant evaluation.**
81. Proposal Submission Guidelines , paragraph E Schedule of Services states that the Construction Phase assumes 2 Phases. What are the 2 phases? **It's unclear what scope will ultimately go to construction based on the urgent issues vs upgrade desires as well as operational continuity of the library. The District is assuming the work may be phased however phasing strategy will need to be determined as scope is focused.**



82. Proposal Submission Guidelines , paragraph E Schedule of Services indicates the Construction Phase to be 11 months yet Exhibit A Scope of Services paragraph B.7.u. indicates the Construction Administration to be 18 months. Which should we assume in our schedule and fees? **11 months.**
83. Can the City provide Exhibit B “Fee Matrix” in Excel document form? **See attached.**
84. Proposal Submission Guidelines, paragraph F. “Fee” states: “provide costs based on a time and materials not to exceed basis, include information listing the hourly rates by name and title for each key personnel.” Does the District intend this to be an hourly project, or can fixed fees by phase be provided? **Fixed fees by phase is appropriate per Exhibit B Fee Matrix, but hourly schedule is requested for any additional scope needed as the project evolves.**
85. Proposal Submission Guidelines, paragraph G. “Identification of Subconsultants” states: “Identify all subconsultants intended to be used”... “what services are to be supplied by that subconsultant”... “at least three similar projects”.... Besides the three projects, does the District want resumes of the subconsultants as well? **Any key team members, prime or subconsultant, shall include resumes.**
86. Exhibit A “Scope of Services” paragraph A.1 states that the District will have a Construction Manager. Can the name of the Construction Manager be disclosed? **Griffin Structures.**
87. Exhibit A “Scope of Services” paragraph A.2 states that there will be “bi-weekly meeting with District staff and related consultants”. Will these meetings be in person or virtual? **Mostly virtual but there may be in-person meetings as required or around key milestones.**
88. Exhibit A “Scope of Services” paragraph A.6 states “make up to three (3) presentations to the Board and/or public...” What time of day does the District Board meetings occur? And do they occur at the Library? **5:30pm at library**
89. Exhibit A “Scope of Services” paragraph B.4 states that the consultant shall provide a topographic and civil survey. Can the City provide a Title Report for the property? District is not in possession of a Title Report. **Topo/civil survey have been requested in anticipation of path of travel requirements and any potential waterproofing/flood remediation building work.**



90. Exhibit A “Scope of Services” paragraph B.7.c. states include “Landscape Design as applicable...” Does the District want to replace the existing landscaping? **Not a priority, however scope shall be considered as flooding / waterproofing is evaluated in alignment with historical preservation requirements and available budget parameters.**
91. Exhibit A “Scope of Services” paragraph B.7.h. indicates that Low Voltage (Structured Cable Systems) shall be provided. What low voltage does the District want to include in this scope? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
92. Exhibit A “Scope of Services” paragraph B.7.i. indicates that Audio Visual Design shall be provided. What AV scope does the District want included? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
93. Exhibit A “Scope of Services” paragraph B.7.j. indicates that Lighting Design shall be provided. What is the intent of this scope? Does the District want all of the lighting replaced with more efficient fixtures? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
94. Exhibit A “Scope of Services” paragraph B.7.k. indicates that Signage and Graphics Design shall be provided. What is the anticipated signage scope of work? Is this scope referring to code-required minimum sign? Or does this scope also include exterior and interior identification and wayfinding sign types? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
95. Does the District have existing Signage Standards for design adaptation and specification for this project? OR will signage solutions be new designs that integrate specifically to this project? **Signage shall align with historical preservation requirements.**
96. What is the anticipated graphic design scope of work? Does this scope include experiential graphic design solutions such as historical timeline/expressions/displays? Are graphic design scope assumptions and allowance/budget range preferred until this scope is further defined? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
97. Should graphic design scope include planning and collaboration/coordination with an artist(s) to integrate public art into the project? **No.**



98. Exhibit A “Scope of Services” paragraph B.7.n. indicates that “Security Systems (basic design for design build delivery)” should be included? What is the District intending for this scope? Access Control? Security Cameras? **Scope shall be identified based on anticipated building upgrades and available budget parameters.**
99. Exhibit A “Scope of Services” paragraph B.7.p. indicates that Building Management Systems shall be included. Is there currently a BMS System in the building? Was it added when the HVAC was replaced? **There is a BMS associated with the new HVAC system.**
100. Exhibit A “Scope of Services” paragraph B.7.v. indicates that you want the Architect to include Title 24 Commissioning. Typically this is a third party outside the A/E team. Does the District want us to hire them? **To the degree necessary, yes.**
101. Exhibit A “Scope of Services” paragraph B. Deliverables item b states: “3D renderings should accompany the above design packages...” Can the renderings be in Sketch-up/Enscape format or will photo-realistic renderings be required? **Sketch-up/enscape is adequate.**
102. Exhibit A “Scope of Services” paragraph D. Furniture Design and Procurement Services. Does the District intend to replace all of the existing furniture? Paragraph D.1.d. indicates that the District wants to re-use furnishings? **Scope shall be identified based on anticipated building upgrades and available budget parameters as well as historical preservation considerations.**
103. What does the “furniture” scope include? Tables, Chairs, Book shelves? **Scope shall be identified based on anticipated building upgrades and available budget parameters as well as historical preservation considerations.**
104. Exhibit B “Scope of Services” paragraph E.1 states: “Attend weekly AOC meetings...” Are these meetings in person at the site every week? Can we suggest weekly virtual meeting with monthly in-person meetings? **OAC meetings will be on-site during construction.**
105. Exhibit B “Scope of Services” paragraph E.9 states: “The consultant shall prepare record drawings...” Can this fee be an allowance since the amount of Contractor As-built Mark-ups is unknown? **OK**



106. Will the City Construction Manager manage the contract for construction with the General Contractor, and attend and run all construction meetings? **This project is for the Buena Park Library District, not the City. The District's Construction Manager will facilitate all construction meetings.**
107. Can the District confirm that this will NOT be a LEED project? **Confirmed.**
108. Exhibit E Agreement for Architectural Services. Is this the full contract or should the Architect provide an AIA Contract with the provisions found in Exhibit E? **Exhibit E is the full contract.**
109. Can we agree that based upon the limited exterior scope that a Water Quality Management Plan will not be necessary to include? **Consultant shall be responsible for complying with code and jurisdictional requirements.**
110. Can we agree that based upon the lack of façade scope that there will NOT be any Planning Review? **Consultant shall be responsible for complying with code and jurisdictional requirements.**
111. Can we agree that there will be no need for CEQA processing based upon the scope? **Agreed.**

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