

**BROADWAY MARKET REDEVELOPMENT ARCHITECTURE & ENGINEERING
CONSULTING SERVICES**

Addendum 5

Release Date: May 26, 2023

1. QUESTIONS & ANSWERS

The following is a list of responses to questions submitted by prospective respondents (“Respondents”) that were not covered in addenda #3 & 4.

Question No.	Question	Answer
59	<p>Shall the design team include the amenities identified on the rooftop and outlined below as part of our base scope of services? Such as the “Potential Roof Level Uses” referred to in the RFP:</p> <ol style="list-style-type: none"> 1. Reduced Parking 2. Rooftop Restaurant and Seating Areas 3. Enclosed rooftop (indoor/outdoor seating) with fire pits 4. Direct access to the Market Hall on the first floor via a new elevator or series of stairs 5. Greenhouse and Community Garden (with elevated garden beds) 6. Tiered seating and open covered stage 	<p>These amenities are not required. Although these amenities are shown in the concept plan, recommended refinements or changes to the concept to better achieve the overall objectives of revitalizing the Market are welcome. Programming for the physical design should be revisited and refined by the consultant in task 6.</p>
60	<p>Please clarify expectations for the “Creativity of preliminary design features and draft phasing plan” as identified in Selection Criteria – Feasibility of Approach.</p>	<p>As in any evaluation of design proposals, there will be a qualitative component of the scoring. It is at the discretion of each scoring committee member to evaluate how well the physical design and proposed process for phasing would address the goals of the project.</p>

61	The pricing provided is from 2020; has there been any updated pricing done since then and/or any estimating done about current project cost based on 2023 construction and labor prices?	No, the pricing has not been updated for 2023.
62	Are any city or state funds committed to the redevelopment project so far/are they expected to be a part of the project capital stack?	Yes, there is currently \$31 Million available for design, CM and construction. See addendum #3, question #23 for more information.
63	Does the market team desire for merchants and anchor spaces to remain open during the entire duration of the redevelopment, or could the market be shut down for a time during construction?	A plan will need to be put in to place to allow the existing vendors to operation during construction.
64	Who will lead the leasing/re-leasing of merchant stalls in the market and does the market management envision the merchant mix changing and/or increasing significantly? Is the market team open to a coordinated approach with the selected developer on leasing?	BMMI will oversee leasing of vendor stalls, but they will have support provided by a “business plan implementation” consultant that is being chosen on a parallel tract to this procurement. The A/E consultant must coordinate with the business plan implementation consultant on day one of the project. Project sponsors are hopeful that the number of vendors will ultimately increase and there will be a greater diversity of vendor types as well.
65	What is the plan for the operations team of the redeveloped market and what does the market management/ownership envision as the ideal operations plan for the redeveloped market?	Operational recommendation can be found in the business plan on page 144. The business plan implementation consultant will be responsible for supporting BMMI in achieving the recommended operations goals stated in the plan.

66	Is the market ownership/management looking for a true development partner to handle all aspects of the project from stakeholder engagement, financing, financial modeling, construction pricing and management, etc.?	A list of required scope items can be found in section VIII of the RFP. Stakeholder engagement, HTC financing (if feasible), construction cost estimating, and construction administration are required. Other financing/modeling assistance is not required. Additionally, construction management is not required as project sponsors will be hiring a separate construction management firm to manage the project on behalf of BMMI.
67	Is the market ownership/management open to beginning the process with a development partner in some sort of "scoping period" to assess design work done so far, receive updated pricing, establish a stakeholder engagement strategy, etc.?	Yes. This is required by the RFP in Tasks 2 (Stakeholder Engagement & Communications) and 6 (Refined Concepts Design & Schematic Design).