

ADDENDUM FOUR

QUESTIONS

1. **Question:** Please clarify if the dates provided in the Exhibit Hall Event Calendar are inclusive of event set-up and tear-down efforts.
Answer: Schedule dates are inclusive of event set-up & tear-down.
2. **Question:** Is a bid bond required as part of the proposal package?
Answer: No.
3. **Question:** Reference Section 015000, para. B. Use charges for utilities. Would the District consider paying for the use charges for water, gas and electricity? The use cost is typically very difficult to estimate. The contractor could still meter for the purpose of budgeting or cost control, but it would be helpful and more than likely, less expensive to the owner to allow the contractor use utilities without cost.
Answer: DB Teams are responsible for utility charges.
4. **Question:** The Exhibit 6 010913 FFE Responsibility Matrix does not specifically list basketball courts (if any) and volleyball courts as FFE. Please clarify if these are part of the FFE package.
Answer: Basketball and volleyball courts are OFOI.
5. **Question:** Reference Section 014000 Quality Control indicates that special inspection costs are by the Owner. However, in the general and supplementary conditions, testing is indicated to be by the contractor. Typically, the owner is responsible for special inspections as required by the city. The special inspection costs are not listed in the AHJ Matrix. Please clarify.
Answer: Special inspections will be by Owner – this will be clarified in revised GCs to be issued in a future addendum.
6. **Question:** Will a good faith asbestos survey be provided for the existing building?
Answer: Yes, SPFD is pursuing.
7. **Question:** Reference RFP page 11, 2F.III: The paragraph mentions removal of contaminated soils/groundwater. Soils are mentioned in the unit prices on the proposal form, but groundwater is not listed. Is the removal of groundwater intended to be reimbursed?
Answer: Yes, groundwater related costs will be added per change order to contract.
8. **Question:** Ref. RFP page 18, 3D.II, references permanent rigging points, stage lighting and audio connection points. Are these in-floor or wall infrastructure for lighting and sound equipment provided as part of the FFE or are these systems contractor supplied or installed? Also, portable stages are mentioned. Are these intended to be owner furnished?
Answer: Ceiling supported rigging points, in-floor or wall infrastructure for lighting and sound equipment provided by Contractor (CFCI). Stage lighting trusses are CFCI. Theatrical lighting and portable stages are OFOI.
9. **Question:** Ref. RFP page 19, 3D.II.g, references a flat screen TV event message panel at each function space entrance. Are the flat screen TV and messaging system FFE or contractor furnished and installed?
Answer: Flat Screen TVs are OFCI; Digital signage system is CFCI.

10. **Question:** We understand that the Shoreline Regulations limit the height of any new construction to the following heights:

- 40' max height between 75 and 100' from the ordinary high water mark;
- 55' max height between 100' and 110' from the ordinary high water mark;
- 100' max building height beyond 110' per City Zone DTG-100

This means any addition to Exhibit Hall A (with ceiling and roof matching the existing construction at the northeast corner) would be confined to the area beyond 110' from the ordinary high water mark. Has the PFD entered into any agreements with the Department of Ecology or the City of Spokane to allow a variance to any of these requirements?

Answer: SPFD has not entered into any agreements with Ecology or City of Spokane regarding a height variance for the CCC project. Note that requesting a variance will lengthen the permitting process.

11. **Question:** Please clarify the extent of floor area designed for the stated 300psf X-hall live load.

Answer: The 300 PSF live load is for vehicles accessing the Xhall floor and is required wherever vehicles have access to the new Xhall.

12. **Question:** Please clarify what live load was used in design of the Riverside Ballroom floor.

Answer: Per 3I Structural III. B: 125 PSF.

13. **Question:** What are the calculated lateral drifts of the cantilevered column structure above the exhibit hall floor under wind and seismic load conditions?

Answer: See answer to question 15.

14. **Question:** Please provide lateral design forces delivered to the existing braced frames and shear walls below the exhibit hall floor elevation.

Answer: See answer to question 15.

15. **Question:** Please provide a summary of axial forces calculated for the existing concrete columns.

Answer: The requested information is not possessed by the District. We note this information may have been given to the City of Spokane as part of the review and permitting process for the 2003 Convention Center Expansion Project

6. REFERENCE DOCUMENTS

Add: attached 030513 CCC Palmquist Height Clarification email & attachments.

Replace 022113 Reference Exhibits list (Addendum Three) with attached 030613 Reference Exhibits List (Addendum Four).

See SPFD Website for referenced documents.

End of Addendum Four

Walker, Matthew

From: Palmquist, Tamara <tpalmquist@spokanecity.org>
Sent: Tuesday, March 05, 2013 10:47 AM
To: Kevin J. Twohig (kjt@spokanearena.com); Walker, Matthew
Cc: Jim Kolva (jim@kolva.comcastbiz.net)
Subject: FW: Questions about Convention Center Completion Project
Attachments: CC Site Height Setbacks.pdf; Height Limitations.pdf; Average Grade Calc.pdf

Kevin,

After having some conversations with two of the design teams we have made the determination to use the following interpretations moving forward with regards to height. Please share with the Design Teams so that they are all working with the same information. Thank you.



Tami Palmquist, AICP | City of Spokane | Planning & Development Services
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From: Becky Derby [<mailto:rderby@bwarch.com>]
Sent: Tuesday, February 26, 2013 11:41 AM
To: Palmquist, Tamara
Subject: RE: Questions about Convention Center Completion Project

Hi Tami,

Based on our discussion last week, I'm attaching some pdfs to clarify the basis for the setbacks and height restrictions.

- The document titled "Average Grade Calc" shows the method for calculating average grade identified in Chapter 173-27 WAC: Shoreline Management Permit and Enforcement Procedures. I've also included the assumed elevations used for the calculation, based on a center point of the area to be covered by the proposed building as a whole. (Note, the north elevation is shown at the 75' structure setback, assuming that teams will propose an addition that extends to that setback.)
- The document titled "CC Site Height Setbacks" is a pared down version of the topo survey completed by Coffman Engineers for the project. We had discussed the OHWM at an elevation of +1871. However, because that contour line was not included in all areas of the survey, I showed the setbacks from +1870.69, which was the lowest full contour line surveyed. (Hopefully, none of the teams are designing to the tenth of a foot in this phase!)
- The final document, titled "Height Limitations", includes a section showing the shoreline and structure setbacks, the average grade, and the maximum heights from average grade at each setback, per the Shoreline Regulations.

These are all taken from CAD files, so they can be easily changed. Please let me know if you would like me to modify any of them or if you would like any additional diagrams, clarifications, etc. You can give me a call, or just mark them up and send me scanned pages for modification.

Hopefully with these documents, we can clear up any questions for all the teams and make sure we're all working under the same set of assumptions.

Thanks,

Becky (Derby) Blankenship

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SPOKANE RIVER

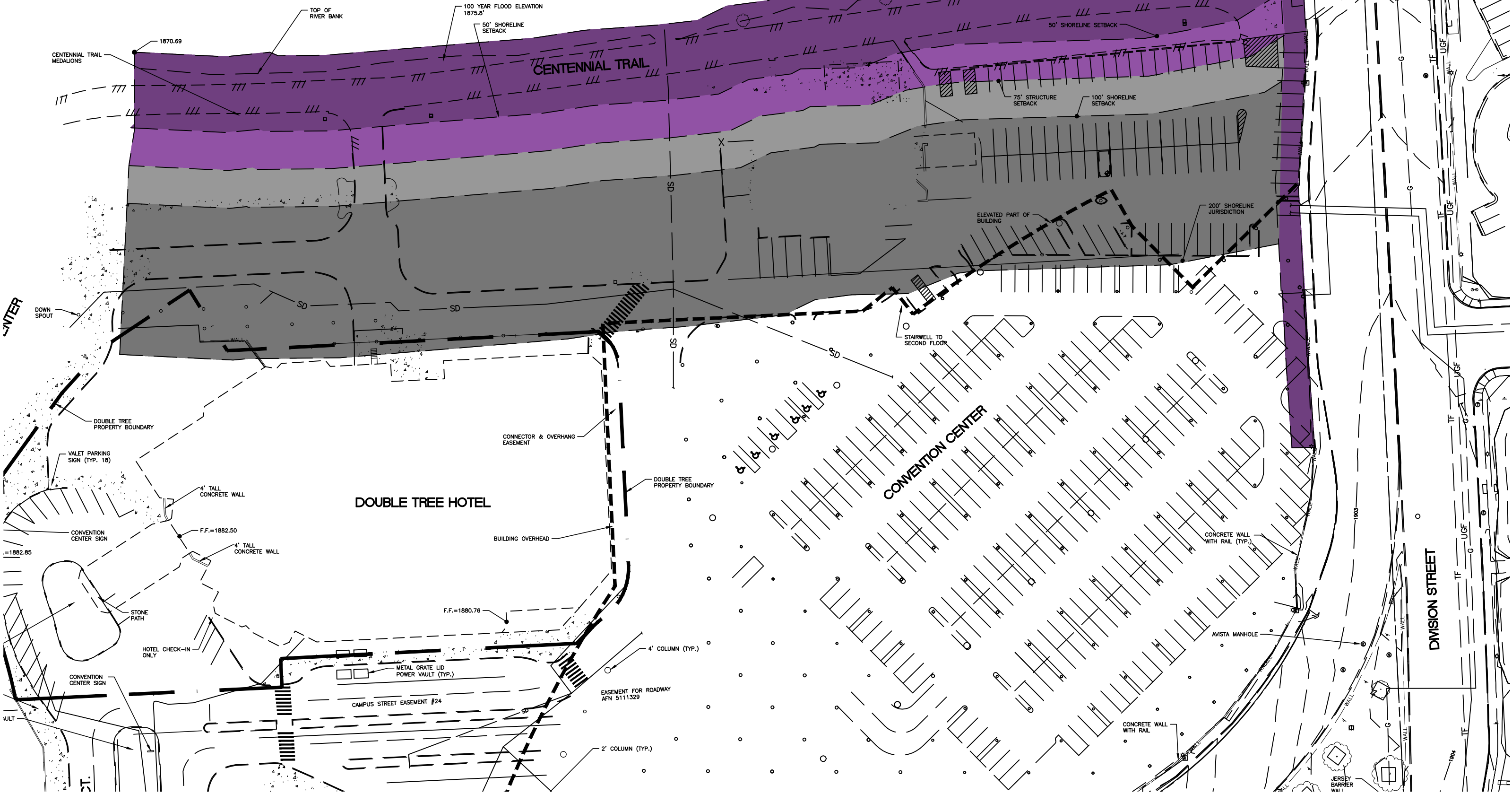
15' VISUAL ACCESS SETBACK

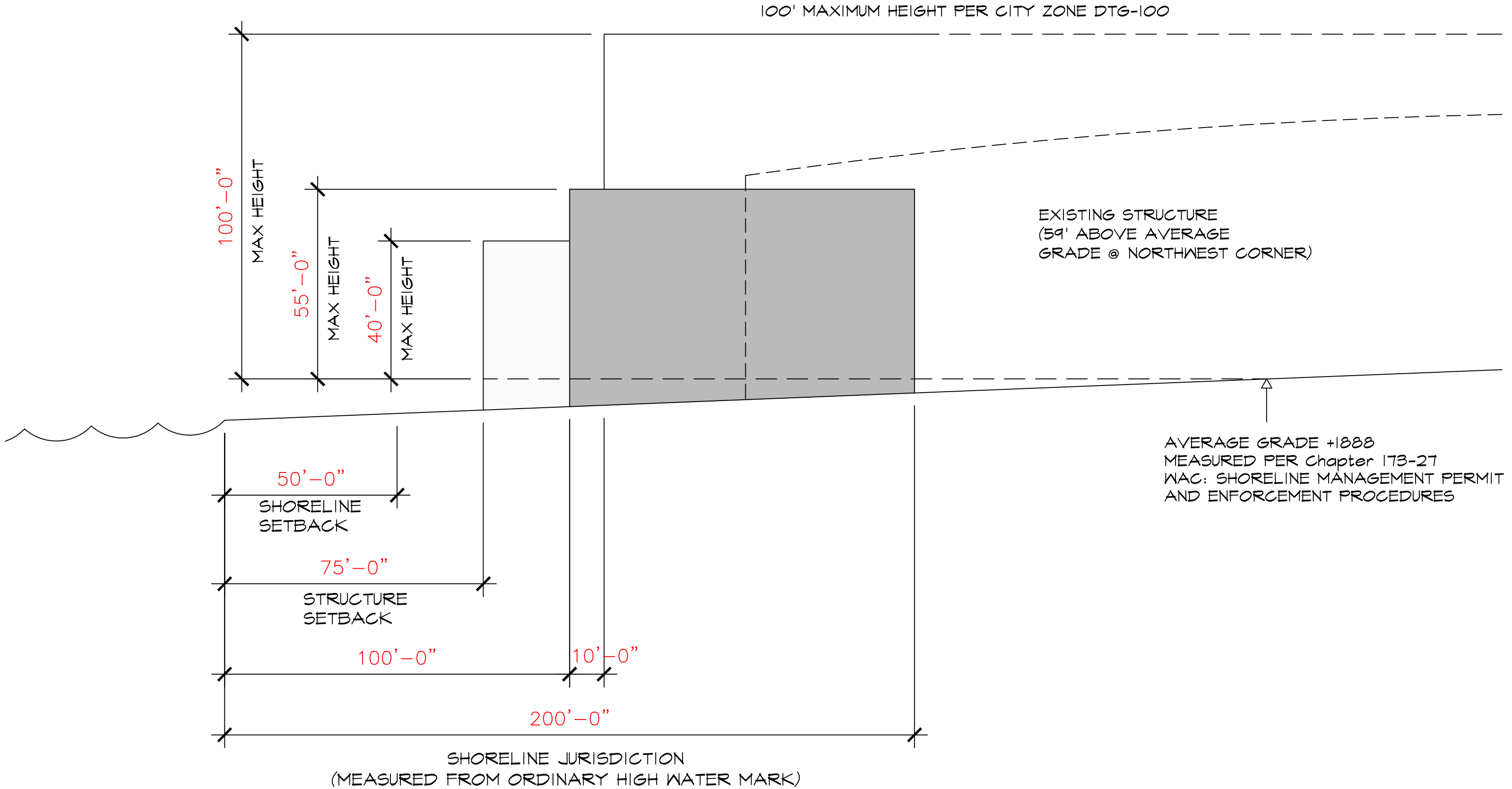
CENTENNIAL TRAIL

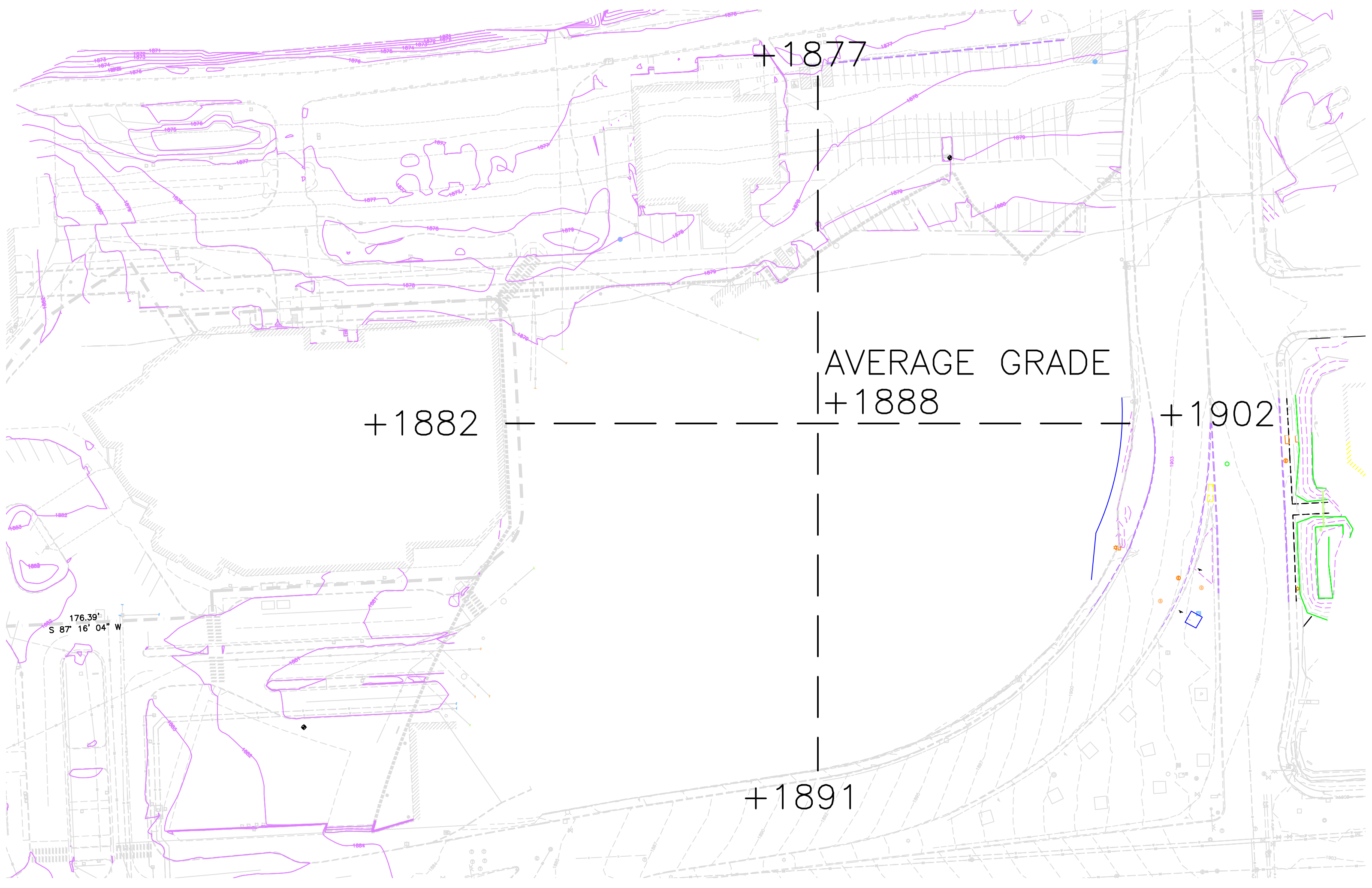
CONVENTION CENTER

DOUBLE TREE HOTEL

DIVISION STREET







+1877

+1882

AVERAGE GRADE
+1888

+1902

+1891

176.39'
S 87° 16' 04" W

**SPOKANE CONVENTION CENTER COMPLETION PROJECT
SPOKANE PUBLIC FACILITIES DISTRICT
RFP SECTION 6 - REFERENCE EXHIBITS LIST - ADDENDUM FOUR
MARCH 6, 2013**

A. SITE INFORMATION

1. 121312 SFPD-CCC Topo Survey
2. 012113 SFPD-CCC Topo Survey Zipped AutoCAD Files Addendum 2
3. 102512 Shenanigans Good-Faith Regulated and Haz Mat Report - Draft
4. 010713 Shenanigans Inventory of Electric Lighting, Ballast & Back Up Lighting Batteries
5. 012113 Shenanigans TCLP Report by Mountain Consulting Services Addendum 2
6. 110212 Habitat Report for Spokane River Shoreline
7. Avista Power Feed North of CCX

B. AGREEMENTS

1. 020807 CCX Condominium Declaration and Easements
2. 021913 CCC Parks Department Property License and Permit Agreement Addendum 3

C. GEOTECHNICAL AND ENVIRONMENTAL DOCUMENTATION

1. 092502 GeoEngineers Geotech Engr. Study - Option 2
2. 092602 GeoEngineers Phase I and Limited Phase II Environ Site Assessment Option 2
3. 010804 GeoEngineers Centennial Trail Geotech Engr. Study
4. 041904 GeoEngineers Corrective Action Plan
5. 051304 GeoEngineers Supplemental Geotechnical Engr. Study
6. 062804 GeoEngineers Environ Monitoring and Management Plan
7. 090104 GeoEngineers Waste Management Memo
8. 092204 GeoEngineers Sewer Sedimentation Ltr
9. 092404 GeoEngineers Landscape Request for Opinion Ltr
10. 101204 GeoEngineers Post Excavation Opinion Ltr
11. 082605 GeoEngineers Groundwater Monitoring Report
12. 091305 GeoEngineers Promenade Drilled Shaft Foundations Report
13. 031006 Dept. of Ecology Landscape Ltr
14. 081106 GeoEngineers Clean Up Action Report
15. 102007 Dept. of Ecology No Further Action Determination with Restrictive Covenant
16. 010813 GeoEngineers Revised CCC Corrective Action Plan
17. 011513 GeoEngineers Geotechnical Data Report Proposed CCC Project Addendum 1
18. 012513 SFPD-CCC Dept of Ecology VCP Agreement Addendum 3

D. EXHIBIT HALL RELATED INFORMATION

1. CCX Bid Package 4 - Architectural, Civil, Landscape Drawings
2. CCX Bid Package 6 - Architectural, Landscape Drawings
3. CCX Structural As-Builts
4. CCX Structural CAD Drawings Addendum 1
5. CCX Electrical, Fire Protection, Mechanical Drawings
6. SFPD Convention Center Facility Guide
7. CCX Avista Utility Charges History Addendum 3

**SPOKANE CONVENTION CENTER COMPLETION PROJECT
SPOKANE PUBLIC FACILITIES DISTRICT
RFP SECTION 6 - REFERENCE EXHIBITS LIST - ADDENDUM FOUR
MARCH 6, 2013**

E. CCC RELATED DOCUMENTS

1. Facilities 2000 Working Group
2. Vision 20/20
3. Economic Study Executive Summary
4. Spokane Convention Center Operational Cost Impact
5. Staying Competitive. Creating Jobs, Info Sheet
6. Spokane CC Completion Final Concept Design
7. Completion Concept Study Slides
8. Overall Site Plan - General Project Extents
9. Reflected Ceiling Plan below Riverside Hall
10. 110112 CCC Sewer Relocation Option
11. 010313 Convention Center Events Calendar
12. 021213 Exhibition Hall Events Calendar - REVISED Addendum 3
13. SPFD Sustainability Standards #5.26 Operations: Sustainable Practices Policy
14. 010913 CCC FFE Responsibility Matrix

F. PERMITTING RELATED DOCUMENTS

1. 010913 AHJ RESPONSIBILITY MATRIX
2. 111512 City of Spokane Design Review CCC Program Review-Collaborative Workshop
3. 112912 WA CPARB Project Review Committee Project Approval
4. 090612 City of Spokane CCC Pre-Dev Notes
5. 121512 CCC Trip Letter
6. 123112 CCC Public Comment Letter Avista
7. 123112 CCC Public Comment Letter SCKC
8. 123112 CCC Public Comment Letter Futurewise
9. 123112 CCC Public Comment Letter Center for Justice
10. Spokane PFD Stakeholders Meeting for CCC
11. Spokane PFD Community Meeting for CCC
12. 010313 City of Spokane Planning Services Department CCC General Application Addendum 1
13. 010313 City of Spokane Planning Services CCC Shoreline Permit Application Addendum 1
14. 010813 City of Spokane Planning Services Department Shoreline/Critical Areas Checklist Addendum 1
15. 010913 ITS CCC Trip Generation Confirmation Letter & Impact Fee Estimate Letter Addendum 1
16. 010913 Spokane Environmental Ordinance - CCC Environmental Checklist Addendum 1
17. 011013 WSDOT-Kolva Email re Division Street Proposed Work Addendum 1
18. 011613 SPFD Stakeholder's Meeting Notice Addendum 1
19. 011613 CCC Determination of Non-Significance Addendum 1
20. 012213 CCC Comment Letter Spokane Tribe Addendum 2
21. 012913 CCC Comment Letter Fire Dept Addendum 2
22. 013013 CCC Comment Letter Avista with attachments Addendum 2
23. 013013 CCC Comment Letter Center for Justice Addendum 2

**SPOKANE CONVENTION CENTER COMPLETION PROJECT
SPOKANE PUBLIC FACILITIES DISTRICT
RFP SECTION 6 - REFERENCE EXHIBITS LIST - ADDENDUM FOUR
MARCH 6, 2013**

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| 24. 013013 CCC Comment Letter City of Spokane | Addendum 2 |
| 25. 013013 CCC Comment Letter Dept of Ecology | Addendum 2 |
| 26. 013113 CCC Comment Letter Dept of Fish & Wildlife | Addendum 2 |
| 27. 020113 CCC Comment Letter City Engineering | Addendum 2 |
| 28. 020413 CCC Stakeholder Meeting Minutes | Addendum 2 |
| 29. 020513 CCC Comment Letter Spokane Regional Clean Air Authority | Addendum 2 |
| 30. 020513 CCC Notice of Application Sign Letter | Addendum 2 |
| 31. 020513 CCC Notice of Application Letter | Addendum 2 |
| 32. 092112 CCC Comment Letter Spokane Alliance | Addendum 3 |
| 33. 022113 CCC Comment Letter Spokane Tribe | Addendum 3 |
| 34. 030513 CCC Palmquist Height Setback Clarifications Email and Attachments | Addendum 4 |

NOTE: Reference exhibit documents are located on the SPFD website under Convention Center Completion Project/Documents.