General Questions for DCPL

Question 1 - Please clarify the current uses on Level A (first level below ground). What does “School Division” consist of (West end of this level)?

Answer - The program provided is simply a guide and does not represent the final program and therefore sizes are more relevant than any references to locations. Additionally the plans provided may not be accurate representations of today’s uses.

Question 2 - Are there currently any publicly accessible rooms or functions on the levels below grade? If so which are they and how are they used?

Answer - The only public accessible functions on the A-level are the 3 meeting rooms.

Question 3 - How does DCPL envision the current “Digital Commons” (a recent investment in MLK) translated in the new renovation? Does it remain its own entity, or will it be eliminated from the program in the new renovation?

Answer - None of the current functions on the First Floor, including the Digital Commons, automatically need to remain in the same location in the new program. Notwithstanding, program agencies and verification may result in a similar public facing functions on the First Floor.

Question 4 - What are current gross and net SF areas of MLK library program? Can DCPL provide a summary of this information for reference?

Answer - The current gross and net SF areas of MLK library program is unknown.

Question 5 - If the design of the Library portion for both concepts differed substantially, would extra plans, sections and/or renderings be required?

Answer - The Offeror may elect to populate their Concept Plan submittal with as many drawings or renderings as they see fit but the Offeror must conform with the requirements for renderings as stated in Section 1.2.4 “2 Renderings”.
Question 6 - Prior to Phase 3, it was our understanding that the existing structure was designed to support 1-2 additional floors of program. However, given the assumption in Attachment D that “the existing building’s structural supports cannot support an additional 3-floors”, is the expectation that the Mixed-use concept include an independent structure (including foundation) with no reliance on the existing structure?

Answer - Preliminary analysis with the multiple structural engineers indicates the existing structure may support three floors of residential with some modifications of the existing structure. Notwithstanding, the selected Architect and the Library will conduct further due diligence during the program and verification phase of the assignment.

Question 7 - What market is the residential program targeting? For instance, a condo market and affordable housing have very different design implications for what’s appropriate.

Answer - Please utilize the baseline program provided which will be used for this component of the procurement. As with the Library program, further studies of the market will determine the final mixed use program.

Specific Questions/Clarifications about the Phase 3 Materials:

Question 1 - Rendering requirements: On page 2 of the Request for Conceptual Designs (RFCD) under section 1.2.1 it says “The Offeror is required to produce the following components for each of the two concept plans,” and goes on to list 7 items including three exterior renderings and two interior renderings. On page 3 under section 1.2.4 it says “All of these [exterior] renderings will be of the Mixed-Use Option”, as well as “Interior renderings will be of the Library components”. Please clarify the number of exterior and interior renderings required for each concept.

Answer - The Offer is only required to provide five (“5”) total renderings as described in Section 1.2.4 and is not required to provide (1) exterior renderings for the Library Concept Plan nor (2) interior renderings for the Library/Mixed Use Plan.

Question 2 - Please clarify if the list of components in 1.2.1 of the request for Conceptual Designs (RFCD) apply to both schemes. Section 1.2.4 mentions that the three required exterior renderings apply to the Library/Mixed-Use concept. It also mentions that the two required interior renderings pertain to the Library concept.

a. Please clarify if three exterior renderings are also required for the Library concept (and if so, are they from the same locations).

Answer - Exterior renderings are for the mixed use Concept B.
b. Please clarify if two interior renderings are also required for the Library/Mixed-Use concept (and if so, are they from the same locations).

**Answer** - Interior renderings are for library only Concept C. Total of five (5) renderings.

**Question 3 - Model scale:** Please confirm if the required model scale is one-twelfth of an inch equals a foot (1/12” = 1’), or otherwise.

**Answer** – Confirmed. The required model scale is one-twelfth of an inch equals a foot (1/12” = 1’)

**Question 4 - Model base & display:** Please clarify if the specified 76”x36”x4” model base is meant to support both concept models, or if there should be two separate bases, one for each building concept.

**Answer** - Both models should be on the one base as described in the RFCP.

**Question 5 - Library concept model that reveals a section through interior:**

a. Is it necessary to build both sides/halves of the building model, or is one side/half sufficient?

b. If one side is sufficient, may we reduce the dimensions of the model base accordingly?

**Answer** - The Offeror has the discretion to build one or both sides/halves of the building model.

**Question 6 - Attachment D, Parking:** It says that for the Library/Mixed-Use concept, “Existing B-Level parking is maximized.”

a. Please clarify if B-Level parking is to be maximized in the case of the Library concept as well, or if this level may be converted to other uses.

**Answer** - No specific program has been determined for Level B in the Library Concept Plan.

b. In the case of the Library/Mixed-Use concept, please clarify who Level B parking is intended for, and if there is a minimum number of spaces required for parking to be considered “maximized.”

**Answer** - No specific program has been determined for Level B in the Library/Mixed Use Plan. Further zoning analysis will be conducting once the program is verified with the selected Architect.
Question 7 - Plans: Request for Conceptual Designs (RFCD) page 2 section 1.2.1 it says “The Offeror is required to produce the following components for each of the two concept plans…”, then lists “Concept Site Plan” and “Concept Floor Plans for each floor including the two below ground levels”. Furthermore, on page 3 section 1.2.4 it says “All plans should be at 1/8” = 1’ or metric equivalent scale”. Please clarify the following in regard to these items:

a. Are 1/8”=1’ scaled plans required for all levels, for both concepts (Library and Library/Mixed Use), including all residential floors? If so, this implies a significant level of development of the residential addition that is typically associated with plans of such a large size (high level of detail).

b. If plans are required at 1/8” = 1’, where and how are we expected to provide them to this scale? A full plan at 1/8” = 1’ will not fit on a single 24”x36” board without being reduced. Plans also do not fit in the 11x17 booklets without being reduced.

Answer - The submissions can be reduced to meet the requirements but all should be at 1/8”=1’ scale.

Question 8 - Sections: Please clarify if there is a specific scale requirement for the sections.

Answer - Sections should be at the same 1/8”= 1’ scale.

Question 9 - Oral presentations: During presentations and interviews Feb 13-15, will the teams be allowed to use any additional visual material to present, other than the (5) 24”x36” boards? Will a slideshow of the electronic submission and/or of the 5 boards be permitted?

Answer - The oral presentations may utilize information from the Concept Plan submittal regarding the Conceptual Plans. The Offeror may not create additional renderings, fly thrus, etc., as part of the oral presentation.

Question 10 - Rendering technique:

a. Strictly hand-painted watercolors can only be started at the very end of design, and cannot be modified or adjusted. Given the short time-frame, please clarify if digitally-painted loose/sketch watercolors are acceptable, which allow for revisions and adjustments as the design concept develops.

Answer - The Offeror has the discretion within the parameters provided to create the renderings including digitally painted watercolor. Please note, the Conceptual Plans submitted are for the purpose of showing the Library and the public the capabilities and vision of the Offerors; the actual design process will entail a substantial effort at community engagement and agreement on a program, before detailed design work can be done.
b. Please clarify if watercolor is the only acceptable technique for loose/sketch renderings, or if other loose/sketch techniques in full color may be acceptable.

**Answer** - Loose/sketch techniques in full color are acceptable.

**Question 11 - Library program area requirements:**

a. Are the “Ideal” and “Enhanced” “Net SF” areas provided at the end of Attachment C (page 36) indeed Net SF, or are they actually Component Gross areas (inclusive of walls, service and circulation internal to the program component)?

**Answer** - The ideal and enhanced programs are indented to show a range of square footages. Offerors shall have the various program elements fall within this range.

**Question 12 - Submission date:** Given the very compressed schedule to complete both concepts and all deliverables, please confirm if the deliverable date for this submission (Feb 7) may be reconsidered the shipping date, and not the arrival date, to ensure fairness for all finalists who will be shipping their materials from very different locations and distances.

**Answer** – The February 7, 2014 submission date remains unchanged.