

**ADDENDUM #1**  
**RFP#02-0086**  
**A/E SERVICES FOR THE KANSAS COLISEUM**

1. Page 2 of the RFP, second bullet point under Phase 1: Is there to be any structural analysis? Will consideration be given to “raising the roof” to achieve more seating?

**Response:** The County will not rule out raising the roof if doing so will offer additional seating and is necessary to meet other requirements such as additional bathrooms or wider concourses. The County is interested in learning the costs associated with increasing the number of seats to 12,000.

2. Page 2, Item 1 under the second bullet point under Phase 1: Please clarify how the architect will be involved with Owner’s costs.

**Response:** The County is requesting assistance in developing and identifying all owners’ costs. The project team will need to develop a list and provided estimated for items typically paid for by the Owner: design fees, asbestos abatement, topography and boundary survey, printing, interior and exterior signage, graphics, contingencies, seating, kitchen equipment, etc. The end result is a complete project estimate.

3. Page 2, third bullet point under Phase 1: Does the County expect drawings to support findings and recommendations about premium seating, club seating, points of sale, and other amenities. Where it states “...for how much more it will cost to add...”, how much more that what?

**Response:** The County expects floor plans indicating where premium seating, club seating and points of sales would be located. The accompanying written report should include the research on the benefits for including these items at the recommended locations.

4. Page 3, fourth bullet point: The preparation of presentation materials are clearly spelled out as a part of Phase 2 services. Will presentation materials be expected as a part of Phase 1?

**Response:** At the bottom of page 2, under the heading of “Services for the Duration of the project.” The items listed in these 7 bullet points apply to Phase 1 and Phase 2. Yes, presentation materials will be expected as the decision-making process moves to a public input phase.

5. Will the following be a part of Phase 1 or 2 services?

**Response:** Asbestos abatement: a survey will be completed as a part of Phase 1 work with results being used as part of construction estimates. Soils investigation and report: soils testing will be completed during Phase 1 work and results incorporated into construction estimates.

Topography and boundary survey: no surveys will be completed as part of Phase I work, but estimates to do this work will need to be included as a part of the Owner's costs.

Environmental investigations: no

6. Is the County expecting the project to be bid in multiple prime bid packages as opposed to a single general contract?

**Response:** Unknown at this time: will depend on scope of work defined in preparation of Phase 2 work.

7. What is the anticipated project schedule after January 29, 2003?

**Response:**

1. The project team works to develop recommendations and costs
2. Presentations to BOCC
3. Presentation to community group
4. Feedback of community group recommendations back to BOCC
5. Direction by BOCC on work to included in Phase 2

8. Page 10, Paragraph 10: It is not possible to name anyone as an additional insured on a professional liability insurance policy.

**Response:** Delete this requirement. The attached contract is correct in section 14.2.1.

9. Is the proposed fee for Phase 1 only?

**Response:** yes.

10. What is the fee budget for Phase 1? What is the anticipated construction budget for Phase 2?

**Response:** The BOCC has approved \$150,000 for project planning in the 2003 CIP. The purpose of Phase 1 work is to develop the **project budget** for Phase 2.

11. A/E firm will provide planning and estimating services for all site landscaping.

12. A/E firm will provide planning and estimating service for all required new parking lots.

13. A/E firm will provide recommendations and cost estimates for improving existing parking lots.

14. A/E firm will provide recommendations for how traffic should enter and exit the site, as well as traffic circulation patterns for single and simultaneous events.

15. A/E firm will provide a financial analysis for all recommendations made concerning points of sale, increase in type of seating, and increase in the number of seats.