

Northwest Access TV Media Barn

Answers to Architectural RFP Questions -04/29/2016

Do you have a soft services and construction budget set up?

Our general budget for this project is:

\$60,000-\$100,000 Soft Services and Permitting

\$650,000-\$700,000 Construction

\$80,000-\$100,000 Equipment and Furniture

Is there a preferred AV design consultant? If so, would you mind sharing that information?

We have not yet chosen an AV design consultant.

Are there any preferred engineers or other design consultants which the station would like us to work with or explore contacting?

We do not have established preferences on any engineers or other design consultants.

Will you explore above and beyond any USDA RD grant/loans? Additional Public/private fundraising?

We are seeking grant funds from other agencies and foundations, but the project is not contingent on these grants. We have secured financing, should the project not receive any grants.

Who is on the Station building committee who will be working on this project with you? Do they have unique areas of expertise or knowledge helpful to the project?

The committee that will be working on this project consists of the organization's leadership and consultants with experience in non-profit building projects.

How much of the construction budget does Northwest Access have on hand?

We have 70% of the budget on hand.

Please provide programming requirements for spaces

Below are approximates for required spaces:

Studio 1200 sq. ft. (ceiling height 12'-15') –adjacent to Control Room

Server Room 120 sq. ft. –adjacent to control room and with an exterior wall

Control Room 150 sq. ft. –adjacent to Studio

Equipment Storage 200 sq. ft.

Breakroom 100 sq. ft.

Director's Office 130 sq. ft.

Classroom 250 sq. ft. minimum

An open workspace for staff and visitors, and non-programmed areas will fill the balance of the space.

Please clarify which Federal codes you anticipate that will apply to your project.

We expect the chosen architectural firm to have awareness of what federal codes apply to our project.

Please clarify which public funds you anticipate that will apply to your project.

We view all of our funding as public. We are contracted to serve our territory through an allocation of Comcast revenue, as prescribed by the Vermont Public Service Board. Additional funding from federal programs is being sought, as well.

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“10. Experience with, current building codes related to renovation of public buildings.” This is a new construction project, not a renovation project. Please clarify how this applies to your project.
This was a typographical error.

Please clarify how Section 504 applies to your project.

We leave it to the chosen architectural firm to confirm that all criteria for accessibility and other requirements from our funders are accurate and incorporated in the project.

“The design development will begin immediately with the intent of following the scope of work as described below. “There is no scope of work described below. Please provide scope of work.

The Scope of Work is outlined in Section IV.

Is the schedule fixed or will you consider other schedule options if we can improve upon it?

We are open to improvements to the schedule that will improve the process and lower the overall cost.

Please clarify the number of meeting that you anticipate for a. Design Development and b. Construction Documents Phases.

We anticipate four meetings for the design development phase and three meetings for the construction documents phase, but are open to revisions to suit the project.

Did NWA-TV have an architect involved with the schematic design?

The schematic design that has been shared was created by an engineer.

Is there a reason you decided to skip the schematic design phase?

Please include the process of schematic design in your proposal. We are not committed to the design we currently have on hand and unintentionally omitted this step from the RFP.

The RFP explains that the Architect will bid engineering services in coordination with the Owner. This implies that the proposed fee for architectural services will be for the Architect's services only. Is this correct?

Yes, that is correct.

Does NWA-TV have a site plan with topographic and utility information? Is there a property survey?

No, there is an outdated Master Park Plan with topographical and utility information, but there is no site specific plan yet. We anticipate this work being done in the Civil scope.

Does NWA-TV have current geotechnical (subsoil) information for the site?

No, we do not have current geotechnical (subsoil) information for the site.

The RFP refers to the Owner's cost estimator. Does this mean the Architect will not be responsible for cost estimating services?

The chosen architectural firm will be responsible for cost estimating services. We anticipate final estimates will be reviewed by the USDA Rural Development office.

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How far along are you with your design process and do you have preliminary design ideas in place other than the open barn theme?

We have worked on a design previously, but are not committed to it. The functionality of our space will be the primary driver in this design. Beyond the need for a space that is inviting and capable of generating outstanding media, we are open to all design ideas.

Is green design an attribute that's important to you and your organization?

We plan to balance green design initiatives with cost effectiveness, both in the building process and in the long term beneficial returns throughout the lifespan of the building.

Have you done a USDA RD feasibility study grant already working with an architect to do the preliminary stage and gotten concurrence from them to proceed to this stage? If so, how long have you been engaged in this process with them? Is the outcome of that USDA RD work publicly available?

We did not do a USDA Rural Development feasibility study. We will be using our design work with our chosen architectural firm as a part of the grant application process. We began conversations with their office in December 2015. Their office has reviewed our project and believes it will be a good fit for the program.

Landscaping "as required by the St Albans Development Review Board". Does this mean a review/application with design drawings has already been submitted? If so, can we see the drawings?

A landscaping review/application with design drawings has not been submitted.

Is the primary funding for this project through a Rural Development Grant or Loan? If so will the product of the consultant be part of the funding application?

As mentioned above, primary funding for this project will come from NWATV's reserve funds. We will be using products of the architectural work in our application for USDA Rural Development grants and loans.