



**FAIR PARK  
PROFESSIONAL ARCHITECTURE & ENGINEERING SERVICES  
NEW STRUCTURED PARKING FACILITY – FITZHUGH AVE.  
ADDENDA #1  
ISSUED:  
MAY 3, 2021**

**PRE-SUBMITTAL CONFERENCE HELD:**

Wednesday April 28, 2021 (3:00 P.M.)  
Briscoe Carpenter Livestock Center  
3921 Martin Luther King Jr., Blvd. Dallas, TX 75210

All RFQ documents are available online at: <https://fairparkfirst.org/who-we-are/#opportunities>

**ATTENDEES & INTERESTED FIRMS:**

- 3i Contracting
- Beck
- Bright Group
- Corgan
- CRTKL
- Datum Engineers
- DATACOM DESIGN GROUP
- Enterprise Engineering Services
- GAF
- Gensler
- GSO Architects
- Hahnfeld Hoffer Stanford
- Harrison Kornberg Architect
- HH Architects
- Intelligent Engineering Services
- JE Dunn
- JQ
- Kimley Horn
- Martinez Moore
- Moody Nolan Architects

- Norman Alston Architects
- Omni Plan
- PAGE
- Perkins Eastman
- PGAL
- Simon Engineering
- Volt Air
- Walker Consultants
- Wright Group

## **QUESTIONS & RESPONSES:**

Question - Is it a requirement to be present at the Pre-Submittal conference to respond to the RFQ? Or, is the prime only required to be present?

**Answer – Attendance is not mandatory for the Pre-submittal Conference but is highly recommended.**

Question - The weather forecast this afternoon looks a little hairy. Are there any considerations to rescheduling the pre-submittal?

**Answer – No, due to the already compressed timelines for both response and delivery, we cannot postpone the Pre-Submittal Conference.**

Question - I realize I am emailing you as this is happening, but I am unsure where this meeting is taking place. Will you have meeting minutes to share by any chance?

**Answer – Project location, importance of National Historic Landmark, review of MWBE Goal, importance of design and compressed schedule discussed**

Question – Can you offer any feedback on the response and delivery schedule?

**Answer – We recognize that this is a challenging timeline, but it is critical to maintain momentum and meet our goal of opening the new signature Community Park in Spring of 2024. We are seeking creative approaches and solutions to meet this goal. We look forward to your perspective and Statements of Qualifications. Each respondent is encouraged to present a creative solution to addressing the compressed timeline with intention to have parking structure operational enough to satisfy parking needs of existing or planned Fair Park operators to allow construction and completion of new Community Park in above mentioned target completion.**

Question - To what extent is the responding team required to lead public engagement?

**Answer – While we expect the selected team to be highly engaged throughout public engagement, we have a team already on board managing the logistics and communication of community engagement meetings and opportunities. Attendance at several meetings (in person and virtual) should be expected by your team.**

Question - What is the timeline for completion of the Parking and Traffic Study?

**Answer – The Parking and Traffic Study SOQ's are in evaluation. The final report is slated for completion and delivery on or before Friday June 25<sup>th</sup>, 2021.**

Question - There is specific language in the RFQ that specifies Texas licensure:

**Answer – Design professionals and all firms providing service under this assignment are required to have personal registration as a Texas Registered Architect or Texas Professional Engineer and present their respective firm's business licenses from the State of Texas.**

Can you please confirm that the TX licenses are required for all firms to execute the contract for the Parking Structure project?

**Answer – The Architect and Engineer of Records must be licensed in Texas and the respondent firms of record must be licensed to do business in Texas by the Secretary of State and the respective governing board TBAE or TBPE.**

Question - Regarding the above referenced RFQ, my company would need to team with other companies for the RFQ response.

Are you able to provide the names of companies that have expressed interest and will respond to the RFQ?

**Answer – please see Attendee & Interested Firms List above. This list may not include all interested firms.**

Question - Listed under A detailed plan inclusive of the following: Team -Bios and resumes for key personnel section (pg. 7), there is reference to Partners, Consultants, Investors and Financiers. Could this info have been carried over from another RFQ?

**Answer- Please ignore . .”Investors and Financiers.” This language is from another RFQ. However, the evaluation team still needs to review your “partners and consultants.”**

Question - Under REQUEST FOR QUALIFICATION (RFQ) CRITERIA, there are two sections - one titled *Project Approach* (pg. 6) and one titled *Project Understanding and Approach* (pg. 7). While there are similarities in each of these two sections, we are unclear as to exactly how we are to respond.

**Answer – “Project Approach” refers to a compelling and creative design approach and solution to meeting the compressed timeline, inclusion of community engagement for informing design and project execution. This approach should also quantify necessary meetings with Fair Park Client Staff Team.**

**“Project Understanding and Approach,” expects your understanding of Fair Park’s unique characteristics and qualities that make this project assignment special, or not, and your approach to addressing each interesting fact, quality or differentiator that makes this location, history, garage and nature of working within these parameters of daily operational destination challenging and rewarding. How will your firm (team) assist Fair Park First in navigating all these competing variables within the budget and opening date previously identified?**

Question - Sounds like we will be contracting with Spectra. Do you have a sample contract we can review with our legal counsel?

**Answer – This will be provided to the highest rated respondent**

Question - Is there a published design fee schedule and what is included in basic services v. additional services?

**Answer – No published design fee schedule. Fees will be negotiated on scope of work. Delineation of basic and Additional services will be determined during negotiation**

Question - If we were successful in winning the A/E contract, would that preclude us from pursuing construction?

**Answer – No, we have not established any conflicts for the garage.**

Question – Reference was made to “tenants with rights to parking along Fitzhugh”. Who are those tenants, where are they located, and what will the design team be expected to do in response to those tenants, with respect to the design of the parking garage?

**Answer – Currently the State Fair of Texas and Live Nation have contractual rights to parking in lots 10-A and 10-B during their respective operations. There is also a new potential operator in the Agrarian Area, which may also create additional demand compression.**

**The expectation is the selected team will offer a compelling and creative delivery schedule/approach which will minimize negative impacts to tenant operations.**

Question – During discussion of the project schedule, it was noted that “seasonality of the park must be respected by the construction activity”. For the anticipated construction timeframe between November 1, 2021 and July 15, 2023, please provide a list of events with specific dates when construction activity must be stopped due to activities in the park.

**Answer – The selected team should offer a compelling and creative delivery schedule/approach which will minimize negative impacts to tenant operations and maintain simultaneous construction during seasonal event operations whenever possible. It is likely that during the 24 days of operations for the State Fair of Texas construction may be prohibitive, but we look forward to a compelling submittal.**

Question – Due to the project’s location, would Fair Park entertain the idea of fencing the site off such that the construction site can safely remain active without interruption throughout the year?

**Answer – Yes, this approach is encouraged. Safety of the public, park patrons, employees, etc. is required. However, the respective design and construction solution must take into account parking obligations from Park operators such as the State Fair of Texas and Live Nation.**

Question – Are there any other functions than parking planned for this structure? Any desire to repurpose the first floor for something else in the future?

**Answer – We request a flat deck design, which would be redeveloped at some later date. Ground level activations and select mixed use should be considered.**

Question – Is the design team expected to partake/ support project funding as base services?

**Answer – No.**

Question – Please clarify parking structure completion date. The RFQ state July 2023. In the meeting 2024 was mentioned.

**Answer – The Community Park will open in Spring 2024. Due to the demands of tenant parking needs, this deck must precede the completion of the Community Park.**

Question – Community involvement videos for the park was mentioned in the meeting. Where can they be found online?

**Answer – [www.fairparkfirst.org/communitypark/](http://www.fairparkfirst.org/communitypark/)**

Question – What is the plan for the 8' perimeter fence along the Fair Park boundary along the future park and parking structure? Will it be eliminated?

**Answer – The perimeter fence is park of a larger operational need for annual and periodic paid events. It will be relocated as part of the Signature Community Park and Structured Parking deck projects to allow great access to neighboring residents. Please review the Fair Park Master Plan Update for greater detail.**

Question – How many acres is the proposed site?

**Answer – Approximately 13.5 acres.**

**Please review the Fair Park Master Plan Update for further details on the overall site.**

Question – Are there any limitations or preclusions on submitting our qualifications for both RFQs as Prime Consultant and Subconsultant respectively?

**Answer – No.**