



Russell Station Tech and Learning Center:

Q & A for Request for Proposals (RFP) for Owner's Representative Services

1. Are regulatory approvals (historic, environmental, zoning, etc.) in place? Or have those discussions started? Has the Phase I environmental Report been ordered or completed? **There are no official historic designations on the property. A Phase 1 Environmental report has been completed, and there is no evidence of a recognized environmental condition in connection with the property. Current zoning is understood to be adequate for the intended uses.**
2. Has the design build firm prepared preliminary concept plans? How far along (%) are drawings? Are MWBE requirements included in the agreement with the design build firm? **Preliminary concept drawings are completed. We expect 50% SD by mid-June. MWBE requirements are not yet established.**
3. Do you anticipate applying for State or Federal Historic Tax Credits? Do you anticipate applying for other tax credits (such as NMTC's)? **We do not anticipate applying for State or Federal Historic Tax credits or NMTC.**
4. Has a market study been completed? Have tenants been identified for all of the available spaces? **A market study has not been completed. The primary tenant will be the owner, Amped - we will operate healthcare technology workforce training programs from the building. Trainees will be placed in jobs at Healthcare CEO companies. Tenants occupying the other spaces including a drop-in childcare center and pharmacy have been preliminarily identified.**
5. How was the \$8M estimate developed? Does it include soft costs? **A competitive bid process was conducted to identify the Design Build firm. Cost estimates were included as part of that selection process for hard costs and soft costs. Additional expenses including owner expenses have been estimated as well as part of the \$8M number. We are in the process of adjusting scope and cost to bring the entire project cost down to \$7.3M.**
6. Is the Hagerman Group and VBMA working under the same contract, or will the Contractor (Hagerman Group) and Architect (VBMA) hold separate contracts? **Amped will have a contract with Hagerman and Hagerman will have a contract with VBN Architects.**
7. Will the Owner's Representative have management responsibilities over the Contractor and Architect, or is Owner's Representative only acting as point of contact? **The Owner's Representative will have management responsibilities.**
8. Is the presumed project cost of \$8MM inclusive of all hard and soft costs? **Yes. See #5.** Will a preliminary line-item budget be made available for review? **The budget proposed by Hagerman/VBA during bidding is included as an attachment.**

9. Are there scopes of work, purchasing, etc. that fall outside of the Design Build Firm's responsibilities? **Yes.** If yes, will those scopes be purchased by Owner directly? **Yes.** Further, if yes, have any other consultants been engaged or are any other consultants or consultant categories under consideration currently for scopes of work outside of Design and Construction? **Yes - ALTA surveyor has been selected. Firms have been identified for a geotechnical survey and an asbestos survey.**
10. Based on selection of the Owner's Representative by June 20, 2023, and target substantial completion by December 21, 2024, we are presuming an 18-month schedule. Will a detailed schedule be provided including progress to date and projected timelines for key tasks including:
- a. Entitlements: Environmental tests and inspections, Utility verifications, Permit Status, Local & State approvals, etc.
 - b. Design: Programming, Architectural, Engineering (MEP, Civil, Structural, etc.) Low Voltage, Landscape, etc.
 - c. Estimating and Bidding
 - d. Subcontractor & Vendor Selections
 - e. Construction Schedule
 - f. Building Start-Up, Turnover, Warranty, etc.
- A high-level schedule has been developed and is included as an attachment. We anticipate adjustments from this.**
11. Is the Owner considering or have they secured financing for any of this project budget, and if so, would the Owner's Representative be involved with associated activities required by the financial institution(s) providing the financing? **Amped is pursuing construction financing to pay for expenses that will then be reimbursed by the federal funding that has already been allocated to this project. The Owner's Rep will be expected to support Amped in our financing relationships.**



Section 5:

Proposed Budget

RFP 230013 Design/Build Russell Station Tech Innovation Center

Section 2 – Proposed Budget

Russell Station Innovation Hub

General Conditions	\$319,566
Sitework	\$86,940
Demolition and Asbestos	\$40,000
Storm Retention	\$250,000
Paving and Walks	\$160,183
Site Utilities	\$13,000
Concrete	\$600,000
Masonry	\$125,000
Steel	\$856,000
Carpentry	\$100,000
Thermal and Moisture	\$187,470
Doors and Hardware	\$50,554
Curtain Wall & Windows	\$570,588
Sunscreen	\$560,500
Finishes	\$513,256
Specialties	\$39,907
Elevator	\$90,000
Fire Protection	\$200,000
Mechanical and Plumbing	\$1,000,000
Electrical	\$800,000
GC OH&P	\$300,000
P&P Bond	\$48,905
Construction Costs	\$6,911,869
Design / Permitting / Soft Costs	\$500,000
Total Budget	\$7,411,869
SF Proposed Building	18,200
Budget / SF	\$380
For 15,000 SF Building	\$6,931,531
For a 20,000 SF Building	\$7,913,461
For a 25,000 SF Building	\$9,891,827

Based on the program from the RFP and the proposed site, the optimal size of this building was around 18,200sf. See **Section 2 Building Design**.

Using this design data, we projected recent office/meeting building costs onto this project using the material divisions in the detailed budget to the left. We projected these costs to the three building sizes requested in the RFP below the detailed budget for comparison.

This being a design/build project, we have used a turn-key approach to provide the easiest process for the owner. Our cost control methods are described in **Section 1** of our **Vendor Qualifications and Experience** statement.

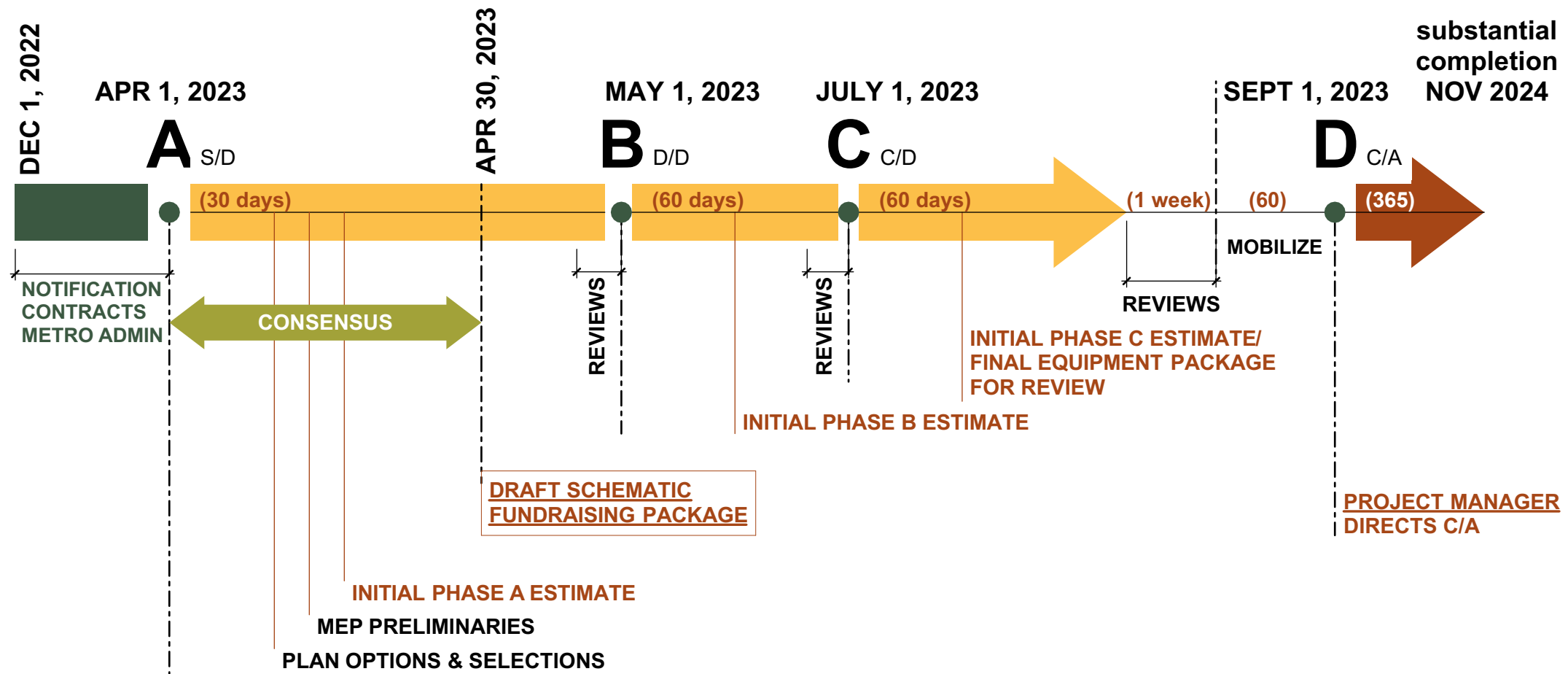
The budget will be continuously updated during the design and construction phases based on our building design model. This will track cost changes due to design requirements, client requests, material cost fluctuations, etc.

This detailed model will enable us to react to these forces keeping the project on budget through occupancy.

Construction cost remaining within budget is our obligation and is critical to your project and its schedule. VBNA maintains a 5% or less spread between cost estimates and low bidder costs. Thus you are assured the items secured during project planning are implemented during construction. VBNA maintains an errors and omissions change order rate of less than 1%.

Your budget is secure during construction.





PHASE A KICKOFF MEETING AGENDA

1. PLANNING ISSUES
2. PROGRAM VERIFICATION
3. CODE & DESIGN STANDARDS REVIEW
4. COST ESTIMATE
5. IMAGE, PRESENCE & IDENTITY

RUSSELL INNOVATION HUB - PRELIMINARY SCHEDULE 3/23

