



**REQUEST FOR QUALIFICATIONS (RFQ)
PHASE 1 - FF&E PLANNING AND DESIGN COORDINATION CONSULTING SERVICES
NEW JAMES BROWN ARENA PROJECT
AUGUSTA-RICHMOND COUNTY COLISEUM AUTHORITY (ARCCA)**

Responses to RFQ Questions

June 15, 2021

Question #1: Does the FF&E Package include Facility Maintenance Equipment?

Response #1: To be determined. It is likely that facilities maintenance equipment will be split between the FF&E Budget and a separate owner capital expenditure budget to include larger equipment such as floor scrubbers and other heavy equipment. The FF&E budget would include trash cans, flatbed carts and other items that assists with transport around the arena.

Question #2: Does the FF&E Package include facility operations gear; uniforms, crowd management, signage, etc.?

Response #2: To be determined. It is likely that facilities operations gear will be included in a separate owner capital expenditure budget for uniforms, etc. Crowd management will likely be included in the FF&E Budget while signage will likely be included in a separate budget.

Question #3: Does the FF&E Package include Facility Concessions Equipment?

Response #3: To be determined. It is possible that concession and kitchen equipment could be included in the FF&E Package or the food service budget.

Question #4: Does the FF&E Package include the cost of installation? I understand that it includes the scheduling of ordering, delivery and installation, but does it also include getting bids on the installation itself?

Response #4: Yes, the cost of installation should be included whether self-performed or subbed out.

Question #5: Does the FF&E Package include event flooring?

Response #5: Event Flooring will not be included in the FF&E Budget.

Question #6: Will there be actual floor plans of all areas listed or only the schematic floor plans?

Response #6: All information needed at this time for this procurement can be found on the www.NewJamesBrownArena.com website.

Question #7: Page 2 of the RFQ provides a detailed set of services to be performed by the eventual FF&E planner/consultant. The amount of work requested/required is substantial. However, in the schedule found on page 3 the dates show:

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|-----|--|---------------------|
| a.) | Initiate FF&E Consulting Services | Thursday, July 1st |
| b.) | Deadline for Submittal of FF&E Budget Estimate | Thursday, July 15th |

This appears to only give the FF&E agent two (2) weeks to do what our experience would assume to require 3-4+ months for Phase 1. Please confirm the schedule to fully perform all works and submit deliverables listed and anticipated for Phase 1 FF&E services.

Response #7: ARCCA acknowledges that it is an aggressive schedule for submittal of the initial deliverable. The duration for the solicited consulting services is anticipated to be for four (4) months, from July 1st to the end of October. The early submittal of a Statement of Probable Cost Summary deliverable is driven by that fact that ARCCA will have the 50% Design Development Construction Estimate at that time and the client needs to have a good indication of the total project costs, including the FF&E preliminary budget, to allow the proper documents to be finalized and the Coliseum Authority to sell bonds in November 2021 for construction of the JBA.

Question #8: Who will provide the specifications needed for the bidding and purchasing of the samples?

Response #8: The FF&E Consultant will collaborate with the Architect to provide the specifications needed for bidding and purchasing of samples. Sample purchases should be considered as part of the FF&E Scope of Work.

Question #9: Will there be a matrix of items for FF&E purchase to assist in developing the preliminary budget? For instance, we do not purchase stadium seating specifically but can purchase other loose FF&E, artwork, hardwired lighting, carpet, wallcovering, bathroom vanity tops and bases, and window treatments. For public restrooms, we would not purchase toilets, plumbing, toilet stalls, and hardware, but can purchase trash receptacles, mirrors, and OS&E.

Response #9: Yes, the FF&E Consultant will be expected to develop, based on the Design Development Documents, a matrix of items for FF&E purchase.

Question #10: Will there be any OS&E scope for the public areas or BOH?

Response #10: To be determined whether Operating Supplies & Equipment (OS&E) will reside in the FF&E Budget or a Back-of-House (BOH) operating budget.

Question #11: Are there any areas within the Architect's designs that will not be included in the FF&E scope?

Response #11: No, Perkins & Will Architects retains full elemental influence of the design aspects of the entire project. All information needed at this time for this procurement can be found on the www.NewJamesBrownArena.com website.

Question #12: Is there an owner's budget that is product-only (does not include tax, freight, warehouse, or installation), or will they be looking solely to the Purchasing Agent to develop the initial preliminary project budget? We cannot develop a preliminary line-item budget without designer specifications.

Response #12: The FF&E Consultant will be responsible for developing the initial preliminary budget for the project based on Design Development Documents. All other information needed at this time for this procurement can be found on the www.NewJamesBrownArena.com website.

Question #13: Will the Architect or Interior Designer provide quantities for the initial preliminary project budget?

Response #13: The project team will work with the FF&E Consultant to define quantities for the initial preliminary budget based on Design Development Documents. However, it is the responsibility of the FF&E Consultant to verify and validate the quantities.

Question #14: Is there a general project schedule or a certain date that must be hit for Phase 1 completion, including sample delivery and review?

Response #14: The duration of FF&E consulting services will be for four (4) months; July thru October. The project team and FF&E Consultant will collaborate on a detailed FF&E Schedule as it interfaces with the Overall Design Schedule. Currently, the only established milestone is July 15, 2021 for submittal of a Statement of Probable Cost Summary/Preliminary FF&E Budget.

END OF RESPONSE TO QUESTIONS