



## UDPDA 400-Block Architectural Services RFQ Q&A

July 10, 2024

### July 2 Optional Zoom Information Session Information

[Zoom recording link](#) and scroll to 03:31 timecode. Juliet's [PowerPoint Deck](#). Also note that we have updated the RFQ and reposted on the UD [Publications webpage](#).

### Other Questions Received

**Question: If we participate on a team for the design phases of this project, would we be blocked in any way from competing for construction and other work?**

Answer: No, you would not be blocked from competing for construction and other work.

**Question: Given the timeframe that projects of similar scale/scope take to execute, can the request regarding project experience be broadened to the last 5-8 years?**

Answer: Yes.

**Question: Please explain the anticipated process (jurisdiction or quasi-judicial reviews, authorizations) for getting a development authorized to move from Phase 1 to Phase 2?**

Answer: A move to Phase 2 would involve the UDPDA's successful purchase of the parcels.

**Question: Will Phase 2 include core and shell design for tenant spaces (the tenants listed in the program), or a full build out of all those spaces?**

Answer: Just core and shell at this time.

**Question: Will the selected team need to meet individually with each user to develop the design of their space, and/or will there be a representative (owner's rep) that orchestrates?**

Answer: For Phase 1, Juliet Sinisterra will serve as the owner's rep and the selected team will make a series of concept presentations to the site development partners utilizing the provided program listing.

**Question: How important is housing to this project?**

Answer: The UD has set the goal of adding 4,300 housing units to the south sub-area of the district in the next 15-20 years, so housing is always a plus. At this point, we want to determine if housing is feasible and makes sense for this project, but it is not the driver.

**Question: Do you want to see climbing gym design expertise?**



Answer: The partners developing the climbing gym bring expertise on this topic. Design experience in this area is a plus, but not a requirement or a negative if your firm does not have it.

**Question: Was there a recent appraisal of the property?**

Answer: The most recent appraisal was in December 2023. This information will be provided to the vendor after the contract is awarded.

**Question: Attachment 1 Terms and Conditions is included in the RFQ as a background document. Please confirm Attachment 1 is intended to serve as an initial framework for negotiated and finalized terms executed under a more extensive contract, such as an AIA B101 Standard Form of Agreement Between Owner and Architect that more comprehensively covers terms and conditions applicable to scope of services defined for both Phase 1 and Phase 2 and that the appropriate extent of contract execution will be determined as part of award with the selected team?**

Answer: That is correct with the exception that sections 7-11 do pertain to proposal submittal. Regarding the contract, the UDPDA will utilize a document that aligns with City of Spokane architecture and engineering contract requirements.

**Question: On page 2 and page 8 of the RFQ, Phase Two is identified as “Schematic Design and Construction Documents”. Should that be understood as “Schematic Design through Construction Documents”, so a period for “Design Development” and “Permitting” should be accounted for in the project schedule?**

Answer: Yes, accounting for Design Development and Permitting.

**Question: Can you remind us what information is exempt per the Public Records Act and how we handle it in our proposal if needed?**

Answer: All UDPDA records are presumed open and exemptions are narrowly construed and must be authorized by law. Common exemptions are certain information in student or employment records, attorney-client privileged information, pending investigative records in certain investigations, protected healthcare information, [financial/commercial/ proprietary information](#) RCW 45.56.270 (2c), and [real estate transactions](#) RCW 42.56.260. For additional details regarding exemptions from public records requests, please see [RCW 42.56.050](#), [RCW 42.56.210](#), RCW 42.56.260, RCW 42.56.270, [RCW 42.56.230](#), and [RCW 42.56.550](#).

**If you believe any information in your proposal is exempt, you MUST submit those portions of your response as a separate part of your response and you MUST label it as “PROPRIETARY INFORMATION.”** The UDPDA will neither look for nor honor any claims of “proprietary information” that are not within the separate part of your response.



If the UDPDA receives a valid public records request to view your proposal, we will put you in touch with the requesting party to determine if they wish to revise their request. If they do not, there is 10 day period to ask the Court to verify that part or all of your proposal is indeed “proprietary”. If it is, the document will be redacted by the UDPDA based on the Court’s guidance and released. If not, the UDPDA is required to release the document “as is”.

For more information, please see the [UDPDA Public Records Policy](#) and/or contact [ajones@spokaneudistrict.org](mailto:ajones@spokaneudistrict.org).