

**ADDENDUM NO. TWO (2)**  
**CITY OF HOSCHTON**  
**DESIGN-BUILD SERVICES FOR NEW CITY HALL**  
**EMI PROJECT NUMBER 21-035**  
**ISSUED JULY 9, 2021**

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**Clarifications**

The following are clarifications based on questions received.

1. **Has a budget been determined? If so, can that be disclosed?**

**Response:** The budget is estimated at \$750K.

2. **What kind of stormwater facilities are you anticipating? Retention pond? Or underground storage tanks?**

**Response:** Due to limited area, stormwater facilities will most likely be an underground stormwater BMP.

3. **Do we need to provide exterior lighting for the site?**

**Response:** We anticipate the need for exterior lighting along the rear of the building (adjacent to White Street).

4. **Is the layout final or is there more development that is needed for the interior spaces?**

**Response:** More development will be necessary for the final layout. The winning design-build consultant will work with the City to finalize the layout.

5. **Can you please elaborate more on the design and function of the restaurant? For instance, have decisions been made on the following?**

**Response:** At this time, there are no design ideas regarding the restaurant. The City would like to have one space set aside for a future restaurant.

- a) **Is the grease trap only for the kitchen? And do you anticipate an underground tank in the parking area?**

**Response:** The idea will be to install three grease traps for all three tenant spaces. This will allow all three spaces the opportunity to serve future restaurants if the City at a later date expanded and relocated City Hall to a new location. The grease traps will be located in the parking area at the rear of the building (adjacent to White Street).

- b) **Is this a café for inhouse use only? Or is it a restaurant that will serve the public? If it is a full restaurant, has a program been defined? Has a menu with related equipment requirements been identified?**

**Response:** The restaurant will serve the public. At this time, no program has been defined.

- c) **Do you anticipate the need for a kitchen consultant?**

**Response:** At this time, we do not see the need for a kitchen consultant. When the space is leased to a tenant, the tenant will be responsible for designing the interior space.

6. **What is the intended square footage of the building? The RFP mentions 8,100 SF but the included floor plan is approximately 9,000 SF?**

**Response:** The City is proposing APPROXIMATELY 8,100 SF, but that is a planning number subject to change during the planning process.

7. **What is the scope for the restaurant space? RFP is vague, but appears to request cold dark shell: roughed in plumbing and power, no HVAC, no lighting, etc. but please confirm.**  
**Response:** Confirmed. The assumption is correct.
8. **Should we include construction administration? If so, should we include trips to inspect construction and how many?**  
**Response:** Do not include with proposal at this time.
9. **My team and I understand that pricing for all architectural/ID/engineering fees are to be included in our proposal, however we are unclear if construction costs need to be included as well.**  
**Response:** At this time construction costs will not need to be included with the proposal. We have issued one addendum that can be accessed at the link below. The addendum text has also been added to the amended RFP as bold and italicized text.

<http://www.eminc.biz/open-bids.html>

The project will be completed in two phases. The first phase will be completion of construction plans and specifications to the seventy percent completion mark.

END OF ADDENDUM NO.2

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