

Addendum No. 1
RFP 17-0002
Addendum and Answers to Questions

1. Addendum to Section 1.03, second paragraph:

Currently reads:

The **approximate** RFP schedule is as follows:

- RFP released: September 29, 2017
- Preproposal conference and building walk-through: October 6, 2017, 10:30 a.m.
- Deadline for submission of RFP questions: October 11, 2017
- Proposals due: October 19, 2017
- Issuance of Intent to Award date: October 2017
- Execute contract: December 2017

Updated:

The **approximate** RFP schedule is as follows:

- RFP released: September 29, 2017
- Preproposal conference and building walk-through: October 6, 2017, 10:30 a.m.
- Deadline for submission of RFP questions: **October 27, 2017**
- Proposals due: **November 9, 2017, 2 p.m.**
- Issuance of Intent to Award date: **November 2017**
- Execute contract: December 2017

2. Addendum to Section 1.04, third paragraph:

Currently reads:

Proposals must be received by the City at the location specified no later than **2 p.m., Central time, on October 19, 2017**. Proposals will not be publicly read at the opening.

Updated:

Proposals must be received by the City at the location specified no later than **2 p.m., Central time, on November 9, 2017**. Proposals will not be publicly read at the opening.

3. Addendum to Section 2.02, fourth paragraph:

Currently reads:

Site Facts

- Address: 600 East Seventh Street
- Sq. Ft. of Land: 118,530
- Sq. Ft. of Building: 6,121
- Zoning: Live-work designation, pending City Council approval
- Parking: Diagonal street parking, pending City Council approval
- Current Land Use: Storage
- Neighborhood: Whittier

Updated:

Site Facts

- Address: 600 East Seventh Street
- Sq. Ft. of Land: + or - 10,000
- Sq. Ft. of Building: 6,095
- Zoning: Live-work designation, pending City Council approval
- Parking: Diagonal street parking, pending City Council approval
- Current Land Use: Storage
- Neighborhood: Whittier

4. Is it possible for the proposal due date be extended?

Yes, the due date for the proposal is now 2 p.m. on November 9, 2017. Please see Addendum Item 1.

5. Are there existing floor plans from the original building?

Scans of the renovation plans from 1974 are available at the following link:
www.siouxfalls.org/business/rfq/2017/09/17-0002-rfp.

6. Is this building on the Historic Register?

This structure, built in 1920, may qualify, but is not currently on the Historic Register.

7. Is there the possibility of asbestos and lead paint in this building? If there is, will this be mitigated prior to the sale or is that the responsibility of the developer/owner?

This building is being sold "As-Is." If mitigation is needed, it will be the responsibility of the developer/owner.

8. Will the owner be responsible for the new zoning application or is that being done by the City?

The Live-Work zoning designation is currently in process. This zoning change was initiated by the City.

9. Is the development of on-street parking the responsibility of the developer or the City since it is in the right-of-way? What about snow removal of this area?

If desired by the developer/owner, the City plans to tear out the trees, curbing, and boulevard to make way for a new diagonal parking plan. It is the responsibility of the new owner to construct the new diagonal parking. The snow removal of the street will remain the responsibility of the City, but the new diagonal parking area will be responsibility of the developer/owner.

10. Would we be able to submit a revised parking plan?

The City is open to different parking plans depending on the intended usage of the building.

11. What is the appraised value of the building?

The most current appraisal of the building can be found at www.siouxfalls.org/business/rfq/2017/09/17-0002-rfp.