



**ADDENDUM
CITY OF AUSTIN, TEXAS**

Solicitation: RFQS RML0028 - Seaholm Intake Redevelopment

Addendum No: 2

Date of Addendum: November 28, 2014

This addendum is to incorporate the following changes to the above referenced solicitation:

I. Questions from Vendors/Potential Developers and City Responses:

Q1. What uses can be developed within the Seaholm Intake Facility?

- R1. There are multiple regulatory constraints on the uses that can be developed within the SIF. The three primary ones are:
- a. Zoning: The Premises are zoned P. Uses allowed within this zoning classification can be found on the City website.
 - b. Code: The Premises are dedicated parkland. The City cannot lease, sell, mortgage, convey or otherwise alienate parkland. The City enters into revocable license agreements to provide contractors and other third parties claim to operate on parkland.
 - c. State Law: Chapter 26 of the Texas Parks and Wildlife Code requires a public meeting held at Council to consider changing the use of parkland. At the public hearing a case is made that there is no prudent alternative to converting the parkland to a different non-recreational use.
 - d. Others: There are other regulations in place that may affect the uses within the SIF including waterfront overlays, flood plain ordinance. See the Seaholm Intake Feasibility Study on the Project website for more information.
<http://www.austintexas.gov/departments/seaholm-intake>; Helpful Links: [Seaholm Intake Structure Redevelopment Investigation](#)
(http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf)

Q2. What will be the term for the contract?

- R2. The City will consider reasonable contract terms proposed by developers/development teams. The UIL recommended a 20 year license agreement for the project, and the City is anticipating entertaining 20 year or beyond license agreements.

Q3. What is the expected role for a non-profit?

- R3. The City encourages Respondents to develop partnerships with non-profits for the provision of recreational, cultural, educational programming or services. The non-profit can help with fundraising and/or philanthropy options for funding the project. It is up to the teams to decide who best a non-profit and help get the overall project complete, from design to operations and management.

Q4. What is expected in the Phase I design response?

R4. For the Phase I, the City requests a written summary of project concept including facilities, recreational and public amenities, infrastructure, anticipated programming and uses, and any additional elements of a preliminary development concept. The City requests that no drawings, rendering, site plans and other graphics be provided as part of the project summary.

Q5. How will potential developers and firms get to meet minority and women owned firms interested to participate in the performance of the project?

R5. In the City's next addendum to the RFQS solicitation, it will publish the list all those firms including Minority and Woman Owned Businesses who attended the pre-submission conference held by the City on November 17, 2014 and who showed interest in the project.

Q6. Can Respondents issue debt to fund development of SIF?

R6. As the City cannot alienate parkland nor can a third party allow for a lien upon City property debt leveraged through a land lease will not be an option.

Q7. Can potential developers submit for lease, rent of the property?

R7. No, the operations and management team can have space with in their purview that has a sub tenant in it, i.e. an eating establishment or a recreational rental vender etc. .

Q8. Will the City offer any financial support for the improvements to the property?

R8. No, the City will not offer any financial support. The City's investment is limited to use of the Seaholm Intake Facility and adjacent lakefront property.

Q9. How about Public/Private funding and any funding that Austin Energy may provide?

R9. There may be some Austin Energy funding to support sustainability efforts? The City expects that potential developer's partner with private investors and other sources to fund the project. There will be no grants offered by the City or Austin Energy Green Building program for the project. The site is also eligible for federal historical revitalization rebate for rehabilitation.

Q10. Any capital improvements potential developers responding to this solicitation should be aware of?

R10. Continuation of the Great Streets design along the south side of Cesar Chavez to Lamar Blvd. The construction will be from the ending of the current design near 1st Street through the Shoal creek pedestrian bridge.

Q11. Are there any concerns with impervious cover, potential parking, nearby library development, and the use of property buildings and the hike & bike trails?

R11. Parking area to the east of the side is available. The City's Planning Development and Review Department is open to ideas. The Library will have a 200 spot bicycle garage and the area will have a large influx of pedestrians due to the additional condo, apartment and hotels coming to the area.

Q12. Are there any environmental issues for the property?

R12. The property has been remediated.

Q13. What will happen with the power line over the property?

R13. Austin Energy intends to keep the power line there.

Q14. Are restrooms considered non full-time occupations?

R14. Austin Energy will make the call due to the easement agreement Parks & Recreation Department has with them, but Austin Energy may possibly accept this.

Q15. Are the design elements for the RFQS not required, but recommended?

R15. Yes preliminary design elements are required for the Phase I response. However, Phase II will require developers proposing to list more specific requirements to move to the next phase.

Q16. Trail improvement requirement?

R16. Trail improvements in the front of the property are not required. The City requests that the site be modified in some way to address improvements for this section of the trail.

Q17. Parks Code prohibitions?

R17. The developer or development teams must meet all City, County, Federal buildings codes. The successful respondent once awarded the Master Development Agreement will work closely with the City during the design phase of the project were details will be decided on.

Q18. Will the developer bear the layout cost? Will PARD be involved in operational layout?

R18. Currently PARD does the operations and maintenance of this area of the park. The respondents can decide how they would like their Performa to work. PARD can or cannot continue to maintain this area.

Q19. Foot print square footage requirements?

R19. The existing larger building is approximately 5,000 square feet per floor, the smaller lake front building is approximately 1,700 square feet per floor. There are no prescriptive square footage requirements. The developer or development team can decide how to use the existing space.

Q20. Back ground schematics?

R20. We will post the Auto Cad drawings of the SIF on the project web site on the History tab under Resources;
http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

APPROVED BY:



Terry Nicholson, Senior Buyer Specialist
Purchasing Office, 512-974-2995

ACKNOWLEDGED BY:

Name

Authorized Signature

Date

RETURN ONE COPY OF THIS ADDENDUM TO THE PURCHASING OFFICE, CITY OF AUSTIN, WITH YOUR RESPONSE OR PRIOR TO THE SOLICITATION CLOSING DATE. FAILURE TO DO SO MAY CONSTITUTE GROUNDS FOR REJECTION.