

Previously Asked Questions

BUDGET AND COST ESTIMATIONS

What is the estimated construction budget for the project?

\$6 million total for the addition and renovation.

How does YBLC plan to provide cost control services during design? Does the Architect need to provide cost estimating services?

We are requesting cost estimating from the Architect at this phase. The services of a Construction Manager or Owners Representative may be enlisted in a future phase of the project.

DESIGN REQUIREMENTS AND SCHEDULES

Are there design schedule deadlines particularly any tied to project funding requirements?

We would like to have designs completed by November.

Are there any funding design requirements?

None at this time. YBLC is pursuing funding for the purchase of the building (Phase 1). Construction will not take place until Phase 2.

What is the project delivery method for the project? (for example: Design/Bid/Build Design-Build Construction Manager at Risk etc.)

The project delivery method is uncertain at this time. These pre-purchase designs and estimates will be used to inform pre-purchase decisions and assist in fundraising. This will be determined after the purchase and before any revisions are made to designs in anticipation of the build phase.

For Phase 1 you requested 3 to 5 “renderings”. Would renderings refer to preliminary floor plans?

We need the floor plan designs and some creative renderings (what the completed building might look like with landscaping and interior fixtures and furnishings to use for marketing the capital campaign).

The RFP states that it will be built to the maximum allowable size allowed by zoning / code requirements. FYI – the maximum allowable square footage will likely be determined by the parking required to serve the building. Do you have a target minimum or maximum square footage?

No, we are seeking to learn the max square footage of the addition.

SITE OWNERSHIP AND ZONING

When does YBLC anticipate having site ownership?

Ownership between January 2025-May 2025.

Will YBLC obtain a zoning change or special use permit prior to proceeding with the design project?

Yes, we will apply for a zoning change.

DESIGN SERVICES AND TEAM MEMBERS

The RFP describes site work design services. What team member will contract the Civil and Landscape design services?

Tameka Wilson will be point of contact for these items. YBLC does not anticipate these services being incorporated in this pre-purchase phase but in the later phase to construct the addition and renovations. If these services are offered by your company, please include them in your quote.

Are there any MBE/WBE requirements for the design team?

No.

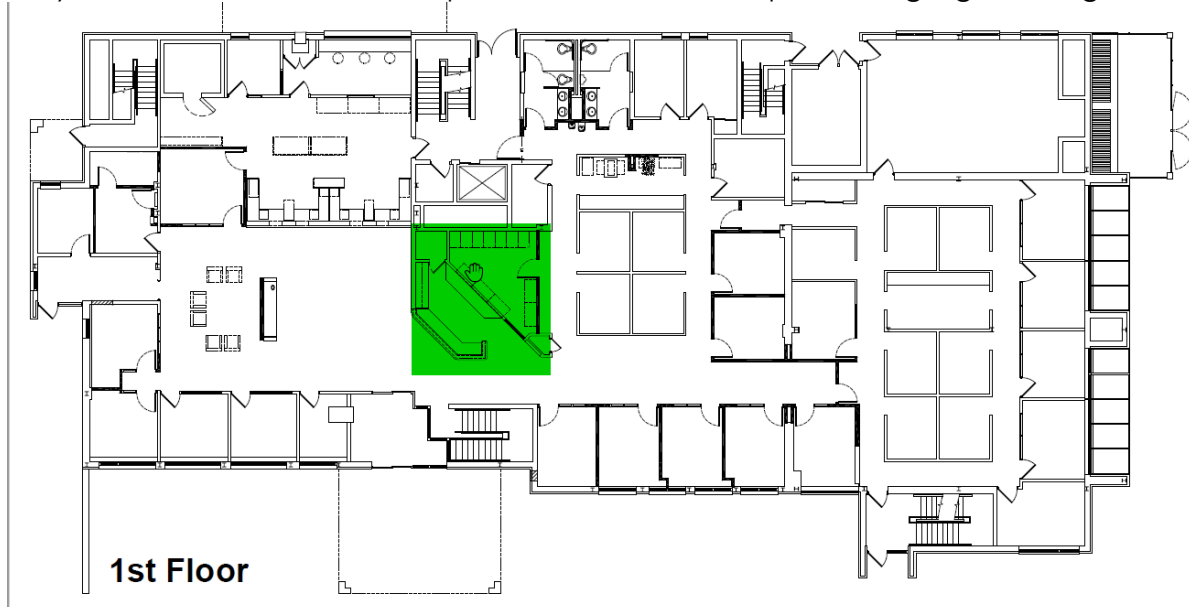
Are there any sustainable design requirements from the client or stipulated by funding?

No.

INTERIOR AND EXTERIOR ALTERATIONS

Will the existing branch bank space footprint remain as is?

Most likely, but we are considering other possibilities. There may be one additional area they will take over for a break space/restrooms. That space is highlighted in green.



Would we be responsible for any interior alterations to the branch bank space?

That is in negotiations at this point. We anticipate the bank will pay for this.

Are all of the drive-through lanes being eliminated completely? If yes, that would imply remodeling of that area of the branch bank interior.

Yes. They will all be removed and the coordination of the bank remodel will be negotiated.

Will the basement be remodeled?

Yes

Will it be your goal to save as many walls, ceilings, and light fixtures as possible? Or are you anticipating a full gut & replacement with new?

It is not a total gut. There may have to be walls moved, but it would be the goal to be as economical as possible while still custom to our needs.

Are you going to refurbish the stairwells?

Not if we can help it; they are in great shape.

Are you going to refurbish the elevator?

Not if we can help it; it is in great shape.

Are you going to try to maintain the existing main toilet rooms? If yes, will they be refurbished?

Yes and yes.

Are you anticipating any work relating to the exterior of the existing building?

Possibly; the current main entry is assigned to the bank, YBLC will need a main entry that may require exterior modifications.

SPACE AND FUNCTIONAL REQUIREMENTS

The RFP states that you'll have new office space for about 25 people. Will the balance of the basement, 1st floor, and 2nd floor be converted to classroom & group use spaces?

This determination will need to be made after a space needs assessment. We are unsure what makes sense but all office space will not be located in the 1 area of the building. We will need certain staff offices near the classroom and group space among other configurations.

Are you going to provide any staff break rooms or student/trainee lounges? Will there be any ranges for cooking?

There are several break areas already built into the building that we will be able to use. There is 1 space that already contains a range for cooking.

How many square feet do you anticipate will be necessary for the carpentry training space? Does the ceiling need to be higher than the 1st floor of the existing building? I ask this because if the answer is yes, the potential 2nd floor of the addition would be higher than the existing 2nd floor creating issues regarding access to the new spaces. It may result in an elevator being required in the addition.

We have anticipated at least 2 stories on the addition. We are aware that there may be access discussions between the addition and existing space. I would also plan for an elevator in the new space.

For the purposes of construction drawings and estimates, should I assume that there will not be a 2nd floor?

We would like to plan to a 2nd-floor conference or classroom space overlooking the training space. Or some other configuration that allows a portion of the addition to house meeting space, possible event/multipurpose space, etc. About 2/3 of the addition should be training space; the remainder will be multi-functional space.

Is the multi-purpose space separate from the carpentry training space?

Yes.

Per the RFP, the multi-purpose space needs to be large enough for gatherings of up to 250 people. Would that be table seating? Or seating in rows of chairs?

Theater style/row of chairs.

Per the RFP, should we include separate restrooms to serve the addition?

Yes.

Will there be a commercial kitchen?

Possibly at a minimum, a well-equipped catering kitchen.

Do you need storage room(s)?

Yes.

How many high bay doors do you anticipate? Will there be an interior loading/deliveries area?

At least 1. Loading is not necessary.

EXTERIOR AND SITE WORK

The addition will require alterations to the parking lot. Do you want us to provide an estimate for the topographic survey, civil engineering, and landscape architecture that will be required?

Yes.

What programming aspect is driving the need for an Elevator Conveying consultant as part of the Design Team?

We will not need an elevator conveyor at this time.

CONTRACTOR SELECTION PROCESS

What is the process anticipated for selecting a General Contractor for the project? Will the project go through a public bid process?

Yes, there will be a public bid process for the General Contractor.