



## Facility Conditions Assessment Questions & Answers

**Question:** *Will there be a pre-bid meeting for this project?*

**Answer:** No, there is not one.

**Question:** *Can you provide the number of elevators, escalators, ADA lifts, orchestra pit lifts, and any other lifts that are on the property?*

**Answer:** We have two passenger elevators, one service elevator, one freight elevator, four escalators and one exterior ADA lift.

**Question:** *Can you provide the number of fixed concession stands?*

**Answer:** Zero

**Question:** *The food service instruction specifies assessing equipment generally over \$2000. Does this include portable equipment like hot boxes or portable bars? Or should the assessment only include fixed items?*

**Answer:** The assessment should only include fixed items.

**Question:** *What is the square footage of the kitchen facilities?*

**Answer:** A breakdown of the kitchen facilities by square foot is below.

- Kitchen area – 4,500 sq. ft.
- Walk in cooler – 785 sq. ft.
- Back hall and offices - 3000 sq. ft.
- **Total kitchen area – 8285 sq. ft.**

**Question:** *The RFP indicates that the only technology to review is the sound system, electronic signage, and fly system. Would you want to include things like CCTCV, Wi-Fi, or IT/network?*

**Answer:** No. These areas do not need to be included.

**Question:** *The RFP requires using the Unifomat system and the RS Means model. Is it mandatory to use this system?*

**Answer:** Yes. Data presented needs to follow the Unifomat system and using the RS Means model.

**Question:** *Can you provide an asset list or a number of panels and switchgear that you want scanned?*



**Answer:** Yes. Please see below for a breakdown of our panels.

	PANEL TW1	FED FROM TW1 A	
	BOX BOOMS	BOX BOOMS	
1	VENT RESTROOMS	RCPT BACK STAGE	2
3	RCPT. STAGE LEFT FLY		4
5	RCPT. STAGE RIGHT U.S		6
7	RCPT TECH ROOM STORAGE		8
9	RCPT TECH OFFICE	TRACK LIGHTS CONTROL ROOM	10
11		SMP STAGE LEFT	12
13	LIGHTS CONTROL ROOM	SMP STAGE LEFT	14
15	SPARE CONTROL ROOM	RCPT STAGE LEFT	16
17		LOBBY LIGHT HIGH	18
19		RCPT LIGHT BOARD	20
21		RCPT UNDER BOARD	22
23		RCPT UNDER BOARD	24
25		RCPT CONTROL ROOM S.M.A.U.	26
27			28
29	LIGHTS UP STAGE RIGHT BATH		30
31	RCPT STAGE LEFT UPPER LOBBY		32
33			34
35	RCPT HOUSE STAGE RIGHT	RCPT CONTROL ROOM CTR	36
37	WH 2 WEST	RCPT CONTROL ROOM S.L	38
39		RCPT CONTROL ROOM S.R	40
41			42

	PANEL TW 2	FED FROM TW1 A	
	BOX BOOM	BOX BOOMS	
1	STAGE DOOR	CUE LIGHTS D.S R	2
3	FLY LOFT	FOH CATWALK	4
5	BOX BOOM HL	FOH CATWALK	6
7	UPPER LOBBY	BOX BOOM HR	8
9	UPPER LOBBY (ATS)	RUNNING LIGHTS	10
11	LOBBY NON ER INC	ORCH PIT	12
13	EM LIGHTS CATWALK	STAGE RIGHT	14
15	FLY LOFT NON ER		16
17	FLY LOFT NON ER	LOBBY LIGHTS ER (ATS)	18
19	CUE LIGHT RAIL	FLY LOFT (ATS)	20
21	CUE LIGHT ORCH PIT	UPSTAGE	22
23	CUE LIGHTS VEST S.R.	UPPER STAGE (ATS)	24
25	CUE LIGHTS VEST S.L.	UPPER STAGE (ATS)	26
27	CUE LIGHTS U.S.R.	NOT WIRED	28
29	TRACK STAGE LEFT	NOT WIRED	30
31	NOT WIRED	NOT WIRED	32
33	NOT WIRED	NOT WIRED	34
35	NOT WIRED	NOT WIRED	36
37	NOT WIRED	NOT WIRED	38
39	NOT WIRED	NOT WIRED	40
41	NOT WIRED	NOT WIRED	42
		NOT WIRED	



	TW 4	FED FROM TW1 A	
	<b>SOUND BOOTH</b>	<b>BOX BOOMS</b>	
1	RCPT AUDIO RACK	RCPT AUDIO RACK	2
3	RCPT AUDIO RACK	RCPT AUDIO RACK	4
5	RCPT AUDIO RACK	RCPT CONTROL ROOM NW	6
7			8
9			10
11			12
13			14
15			16
17			18
19			20
21			22
23			24
25			26
27			28
29			30
31			32
33			34
35			36
37			38
39			40
41			42

	PANEL TW1 A
	<b>BOX BOOM</b>
1	LIGHTS LOBBY RESTROOM
3	RCPT ORCH PIT
5	RCPT ORCH PIT
7	RCPT ORCH PIT
9	
11	
13	RCPT TECH BOOTH
15	RCPT TECH BOOTH
17	RCPT TECH BOOTH
19	SPARE
21	SPARE
23	SPARE
25	PANEL TW 3
27	PANEL TW 3
29	PANEL TW 3
31	100 AMPS SW
33	STAGE
35	RIGHT
37	PANEL TW 2
39	PANEL TW 2
41	PANEL TW2



	PANEL TW3
	4 R JANITORS CLOSET
1	TECH ROOM
3	TECH ROOM
5	2 R GREEN ROOM
7	3 R GREEN ROOM
9	4 R GREEN ROOM
11	5 R GREEN ROOM /REFRIDGE
13	6 R GREEN ROOM
15	
17	COURUS DRESSING ROOM
19	COURUS DRESSING ROOM
21	STAGE ROLL DOOR
23	4R FIRE DAMPER MOTOR
25	UNIT HEATER
27	
29	CONTACTOR CONTROL
31	
33	
35	
37	
39	
41	

	PANEL EBZ
	BOX BOOM
1	LIGHTS FLY LOFT (ATS)
3	LIGHTS LOBBY (ATS)
5	LIGHTS ISLES
7	LIGHTS HOUSE (ATS)
9	LIGHTS HOUSE (ATS)
11	LIGHTS HOUSE (ATS)
13	LIGHTS ISLES
15	LIGHTS HOUSE
17	
19	LIGHTS BACK STAGE & TECH
21	SMOKE HATCHES FLY LOFT
23	LIGHTS AUITORIUM & VEST
25	LIGHTS ELEVATOR PIT
27	RCPT ELEVATOR PIT
29	SMOKE DOOR BACKSTAGE
31	EM LIGHT CATWALK
33	
35	
37	
39	
41	





FED FROM BZ	
RCPT TECH BOOTH	2
RCPT TECH BOOTH	4
RCPT TECH BOOTH	6
STAGE LEFT SPEAKERS	8
	10
	12
	14
	16
STAGE RIGHT SPEAKERS	18
PACKAGE UNIT	20
PACKAGE UNIT	22
AC COND PUMP + RCPT	24
PANEL TW 1	26
PANEL TW 1	28
PANEL TW 1	30
	32
	34
	36
200 AMP SW	38
STAGE	40
RIGHT	42

FED FROM	
DRESSING ROOM / TOILET	2
DRESSING ROOM / TOILET	4
DRESSING ROOM / TOILET	6
COURUS DRESSING ROOM	8
COURUS DRESSING ROOM	10
COURUS DRESSING ROOM	12
COURUS DRESSING ROOM	14
JANITOR CLOSET	16
JANITOR CLOSET	18
WASHER MACHINE	20
DRYER	22
DRYER	24
LIGHTS MEZZ	26
LIGHTS MEZZ	28
UNIT HEATER	30
	32
	34
	36
	38
	40
	42



FED FROM	
LIGHTS EXIT STAGE LEFT	2
LIGHTS EXIT STAGE RIGHT	4
LIGHTS EXIT & HANDYCAP RR	6
LIGHTS DIMMER ROOM	8
LIGHTS LOBBY (ATS)	10
LIGHTS UPPER LOBBY	12
LIGHTS BACKSTAGE STAGE ROLL DOOR	14
LIGHTS LOBBY (ATS)	16
LIGHTS LOBBY (ATS)	18
MICRO LIGHT PANEL	20
LIGHTS LOBBY NEXT TO OFFICE	22
LIGHTS EXIT MEZZ	24
LIGHTS WEST STAIRCASE EXIT	26
SMOKE DOOR MEZZ REAR STAGE EXIT	28
	30
	32
	34
	36
	38
ATS POWER AND SENCING	40
ATS POWER AND SENCING	42

**Question:** Does the 30-page limit include the required tabs separating sections? Or is it 30 pages plus the tabs?

**Answer:** The tabs are not included in the 30-page limit.

**Question:** Does the FCA's scope of work include the parking garage?

**Answer:** Yes, the scope includes the parking garage.

**Question:** Could you please provide additional detail regarding the assessment of Electronic Entertainment Equipment? Specifically, would the selected team be expected to actively test systems, or may condition and remaining useful life be estimated based on year of installation, typical service life, and staff input regarding functionality or known issues?

**Answer:** Condition and remaining useful life may be estimated based on year of installation, typical service life & staff input regarding functionality or known issues.

**Question:** For the structural/seismic assessment, could you please clarify whether you are requesting a general structural assessment or a formal ASCE 41-13 Tier 2 seismic evaluation?

**Answer:** We are requesting a general structural assessment.

**Question:** Would you consider removing the detailed fee proposal requirement from the initial submittal? Given the involvement of multiple specialty team members, we believe an initial



*discussion to clarify expectations for the various elements of the scope of work may allow proposers to develop a more accurate and responsive fee. In the interim, would you consider accepting a table of hourly rates by discipline in lieu of a complete fee proposal as part of the initial submittal?*

**Answer:** We do need a detailed fee proposal for this project. You are welcome to outline the number of estimated hours included by discipline in your proposal and make clear there would be additional costs for exceeding those hours.

**Question:** *Can you please clarify if an FCA sample is required as part of the submittal?*

**Answer:** Yes, it is required. We would like to see a sample to understand the project deliverable.

**Question:** Page 2 of Exhibit A – Scope of Work (under Structural) mentions “compliance with current building codes” – what level of assessment is the BCCA looking for regarding code compliance? What is meant by “light standards” in this section?

**Answer:** The “light standards” in this section is a typo and be disregarded. We are looking for a general structural assessment.

**Question:** Could you please elaborate on the protocol for obtaining the security clearance/access required for conducting the condition assessments?

**Answer:** The successful proposer will need to coordinate with our Chief Operating Officer or Director of Facilities on schedules to access the facility. Upon arrival, vendors need to sign in at our security office on the loading dock or check in at the third-floor administrative office.

**Question:** Are there past reports you could share with us, particularly for Facility Condition Assessments?

**Answer:** I do not have a past report I can share; however, I can share that our current long-range capital planning is managed through a spreadsheet developed for us by a consultant in 2013 using the ASTM Uniformat II system and the RS Means model. It breaks down the recommended replacement schedule of all major systems, equipment and structures based on the year it was in service, standard useful life and a cost source of an RS means estimate or information from smaller engineering studies on various building systems.

**Question:** *Are drones allowed on the project site, both interior and exterior?*

**Answer:** Drone use can be coordinated on the interior of the facility when occupants are not present. I am unsure of any regulations from City of Bellevue that might preclude exterior drone usage.



**Question:** *What is the source of funding for this project and what is the anticipated budget for this project?*

**Answer:** This project is being funded through our capital fund, and we have up to \$125,000 budgeted for this work.

**Question:** *Would it be possible to obtain some sort of floor plans of the facility to better understand the overall layout.*

**Answer:** Included in this packet are some of the original as-builts by floor to give you a sense of the layout.

**Question:** *Of particular interest associated with any plans would be to quantify the number of elevators, kitchens and utility areas particularly for extent and amount of various equipment.*

**Answer:** We have two passenger elevators, one service elevator, one freight elevator, four escalators and one exterior ADA lift. We have one kitchen area with the square footage noted above. We have one major mechanical room.

**Question:** *Please confirm the 30-page limit noted in Section 3 of the RFP does not include the Sample report & costs noted at the end of Exhibit A Scope of Work, Section 4.1. Should this sample report be attached in the same electronic file as the RFP or should be separate if sending electronically.*

**Answer:** The 30-page limit does not include the sample report outlined in Section 4.1, but it can be attached in the same electronic file labeled as "Exhibit 1."

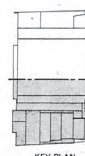
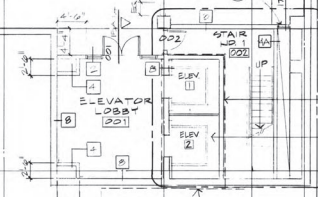
NOTES:  
ALL PARKING SPACES STRIPING  
TO BE 4" WIDE WHITE STRIPING  
DIRECTIONAL ARROWS AND  
HANDICAPPED PARKING SPACES  
SHOWN FROM BBS IN  
ACCORDANCE WITH WASHOT  
STANDARD PLAN HWS-  
STRIPING 001.

1A4.4.1  
1A4.4.2  
1A4.4.3  
1A4.4.2

WATERPROOFING @ ELEVATION  
FIT TO 1" FROM EXIST. TO  
UNDERLIE OF 10" INSULATION.  
WATERPROOFING @ ELEVATION FIT  
FLOOR.  
WATERPROOFING @ 1" MIN. FROM  
EXIST. TO 1" MIN. OF ELEVATION  
BETWEEN INDICATED EXTENT  
OF WATERPROOFING TYPE.

CITY OF BELLEVUE  
DESIGN & DEVELOPMENT DEPT.  
BUILDING DIVISION  
APPROVED  
AS CORRECTED  
SUBJECT TO FIELD INSPECTION  
OVERSEEN BY VIOLATIONS OF CITY  
PERMITS ARE NOT INCLUDED  
IN THIS APPROVAL  
BY *[Signature]* DATE 8-7-91  
STRUCTURAL DATE

ALL CONSTRUCTION TO BE DONE IN CONFORMANCE WITH APPROVED PLANS &  
REQUIREMENTS OF THE UNIFORM BUILDING CODE, WASHINGTON STATE ENERGY CODE  
AND WASHINGTON STATE REGULATIONS FOR HANDICAP FACILITIES.  
Provide hand-drawn survey to identify accessibility  
features, including accessible entrance via  
the garage entrance per Washington State Regula-  
tions for barrier-free facilities Section 2303.  
Wheelchair spaces in the theatre to conform to dimensional  
requirements of Washington State Regulations for  
barrier-free facilities Section 3316(c). Min. 2% of  
the theatre seating must be wheelchair spaces.  
Building to be built consistent w/ requirements for  
Type I F.R. Construction, including Table N.17-A and USC  
Chapter 13. Fire resistant plywood not allowed in catwalk design.  
Stairs No. 1 and 2  
Stairs No. 1 and 2 must be 2-hour rated cast-in-place concrete  
horizontal shafts w/no openings into the stair enclosures.

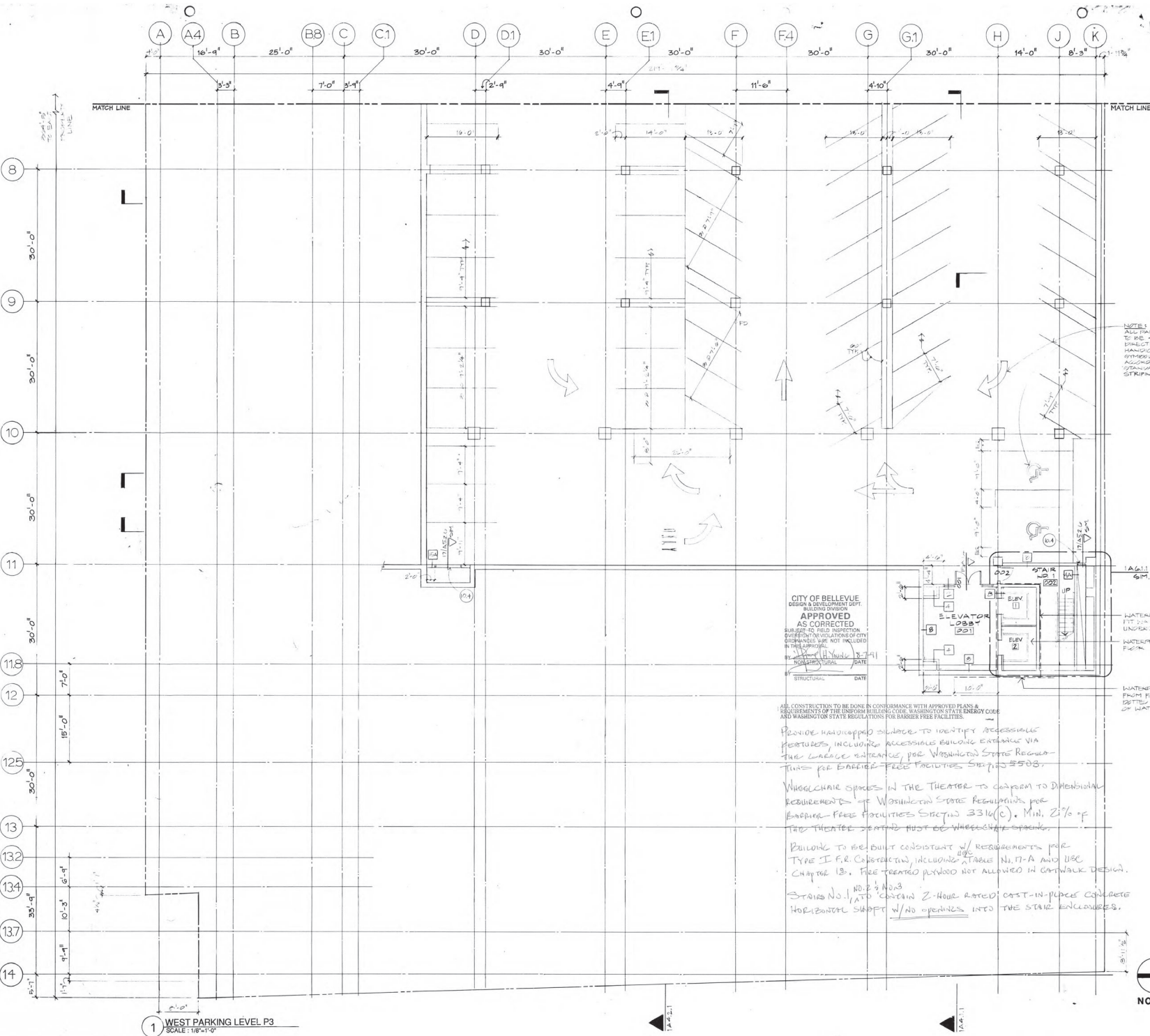


NO.	REVISION	DATE
1	PROJECT N. 122-15	
2	DATE 8/14/91	
3	DRAWN BY	
4	CHECKED BY	
5	REVIEWED BY	

RECEIVED  
JUL 20 1991  
PERMIT PROCESSING

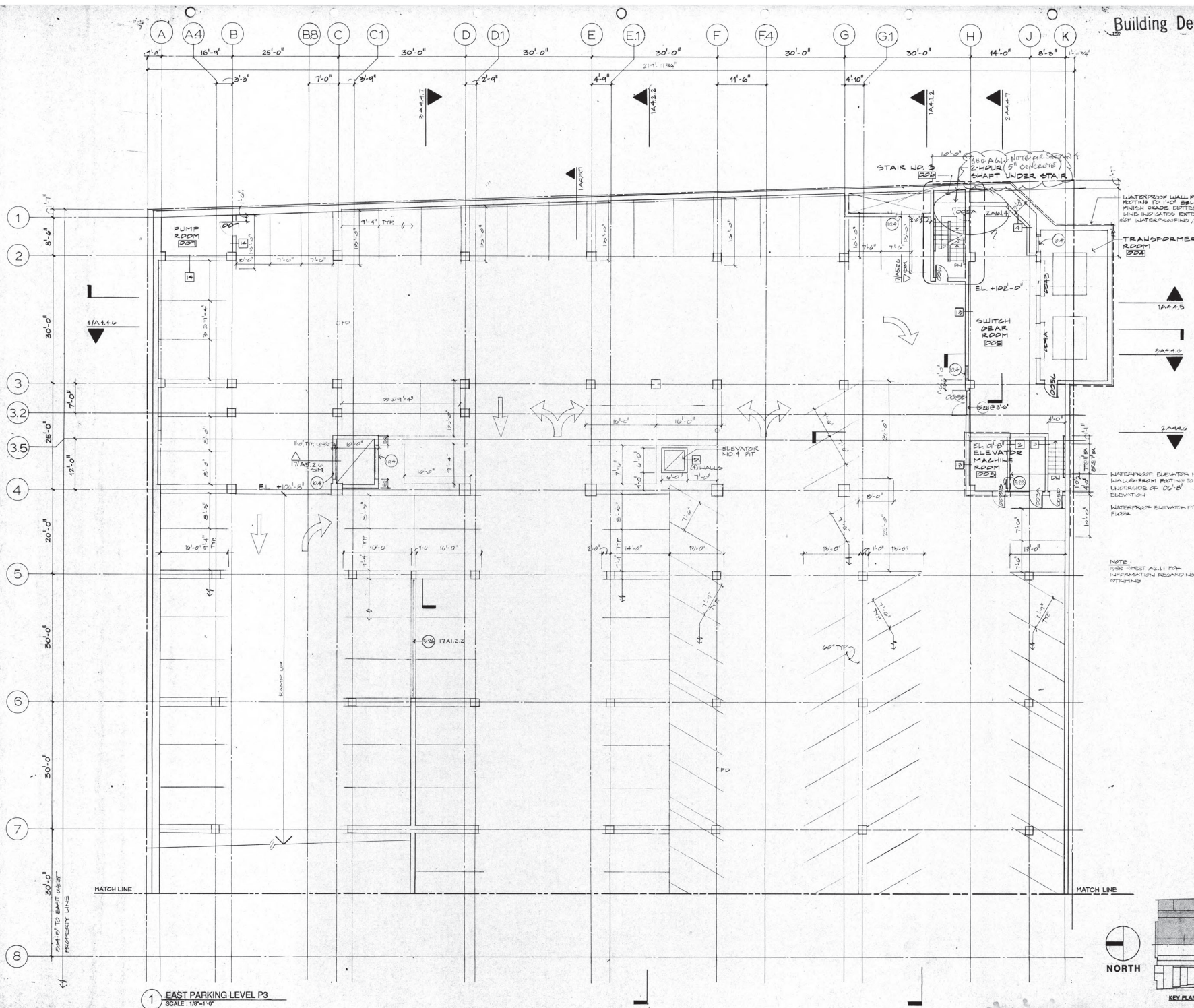
WEST PARKING  
LEVEL P3  
DRAWING TITLE

A2.1.1

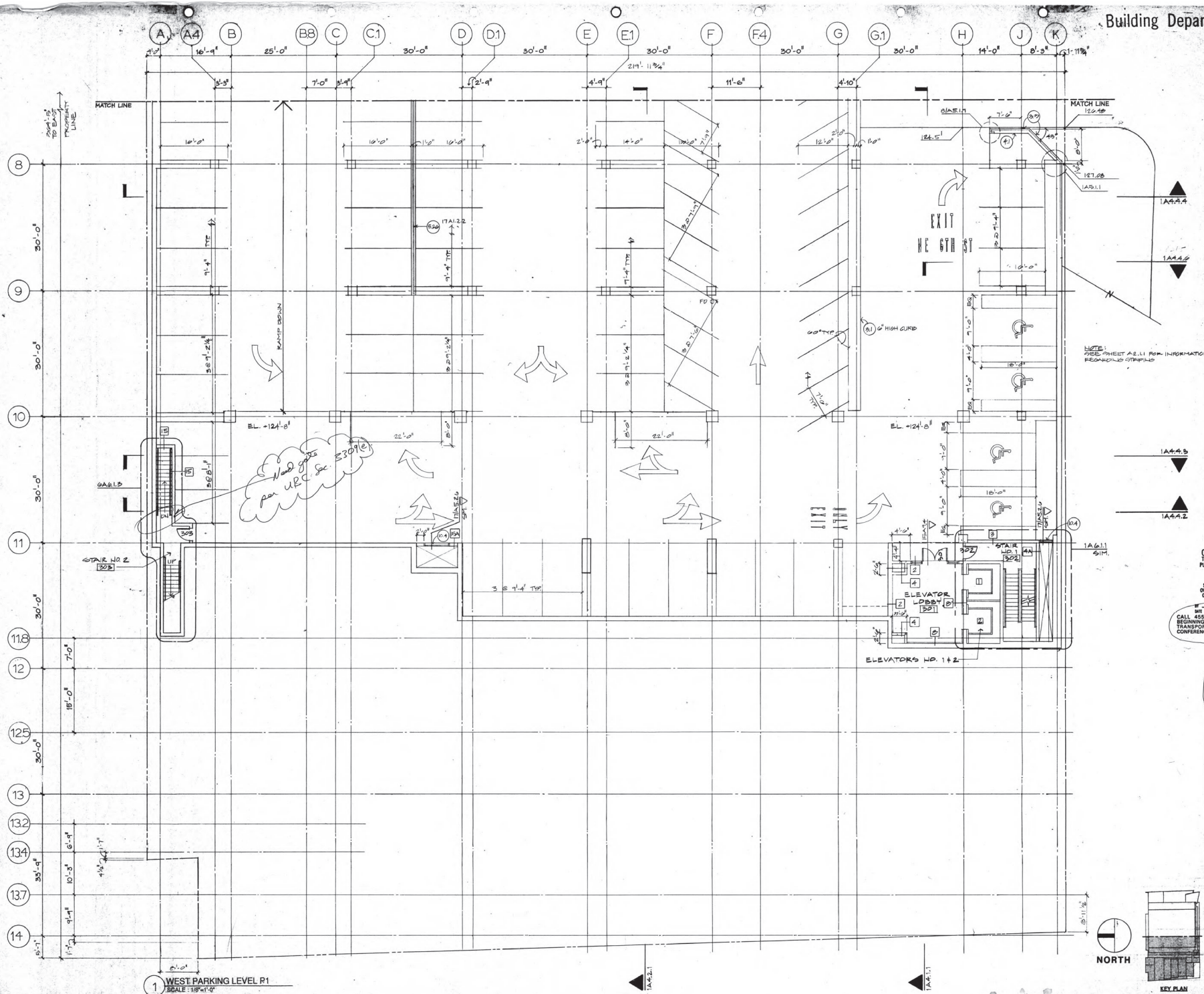


1 WEST PARKING LEVEL P3  
SCALE: 1/8" = 1'-0"









**HNTB**  
HNTB'S BUSINESS PLANS

HOWARD  
NEEDLES  
TAMMEN  
BERGENOFF  
600 10TH AVE NE, SUITE 405  
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KOHN PEDERSEN FOX  
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171 W. 57TH ST.  
NEW YORK, NEW YORK 10019  
TELEPHONE 212 977-0500

LANDRY & BOGAN  
THEATRE CONSULTANTS  
2515 CHARLESTON ROAD  
MOUNTAIN VIEW, CA 94043  
TELEPHONE 415 900-5105

2290 REGISTERED  
GEORGE E. ROSSIGNOL  
STATE OF WASHINGTON

CITY OF BELLEVUE  
TRANSPORTATION DIVISION  
PUBLIC WORKS DEPARTMENT  
**APPROVED**  
IS CORRECTED  
SUBJECT TO FIELD INSPECTION  
OVERSIGHT OR VIOLATION OF CITY  
ORDINANCE ARE NOT INCLUDED  
IN THIS APPROVAL  
CALL 455-0856 48 HOURS PRIOR TO  
BEGINNING CONSTRUCTION FOR REQUIRED  
TRANSPORTATION PRE-CONSTRUCTION  
CONFERENCE

Note: Approval does not  
include distribution or  
resigning for delivery  
of/for. Prior to delivery  
of/for approval and shall not  
be used for any other  
purpose. NE 4th Street and  
NE 5th Street on NE 4th Street  
and NE 5th Street on NE 4th Street

NO.	REVISION	DATE
1	REVISION	DATE

RECEIVED  
JUN 20 1991  
PERMIT PROCESSING

WEST PARKING  
LEVEL P1  
DRAWING TITLE

A2.3.1



**HNTB**  
ARCHITECTS ENGINEERS PLANNERS

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3094 REGISTERED  
ARCHITECT  
JAMES E. BERGERON  
STATE OF WASHINGTON

CITY OF BELLEVUE

TRANSPORTATION DIVISION

PUBLIC WORKS DEPARTMENT

APPROVED

AS CORRECTED

OBJECTS TO FIELD MODIFICATION

PERMIT OR VIOLATION OF CITY

ORDINANCES ARE NOT INCLUDED

IN THE APPROVING

BY

CALL 48 HOURS PRIOR TO

BEGINNING CONSTRUCTION FOR REQUIRED

TRANSPORTATION PRE-CONSTRUCTION

CONFERENCE

NO.	REVISION	DATE
1	1	10/20/96
2	2	10/20/96
3	3	10/20/96
4	4	10/20/96
5	5	10/20/96
6	6	10/20/96
7	7	10/20/96
8	8	10/20/96

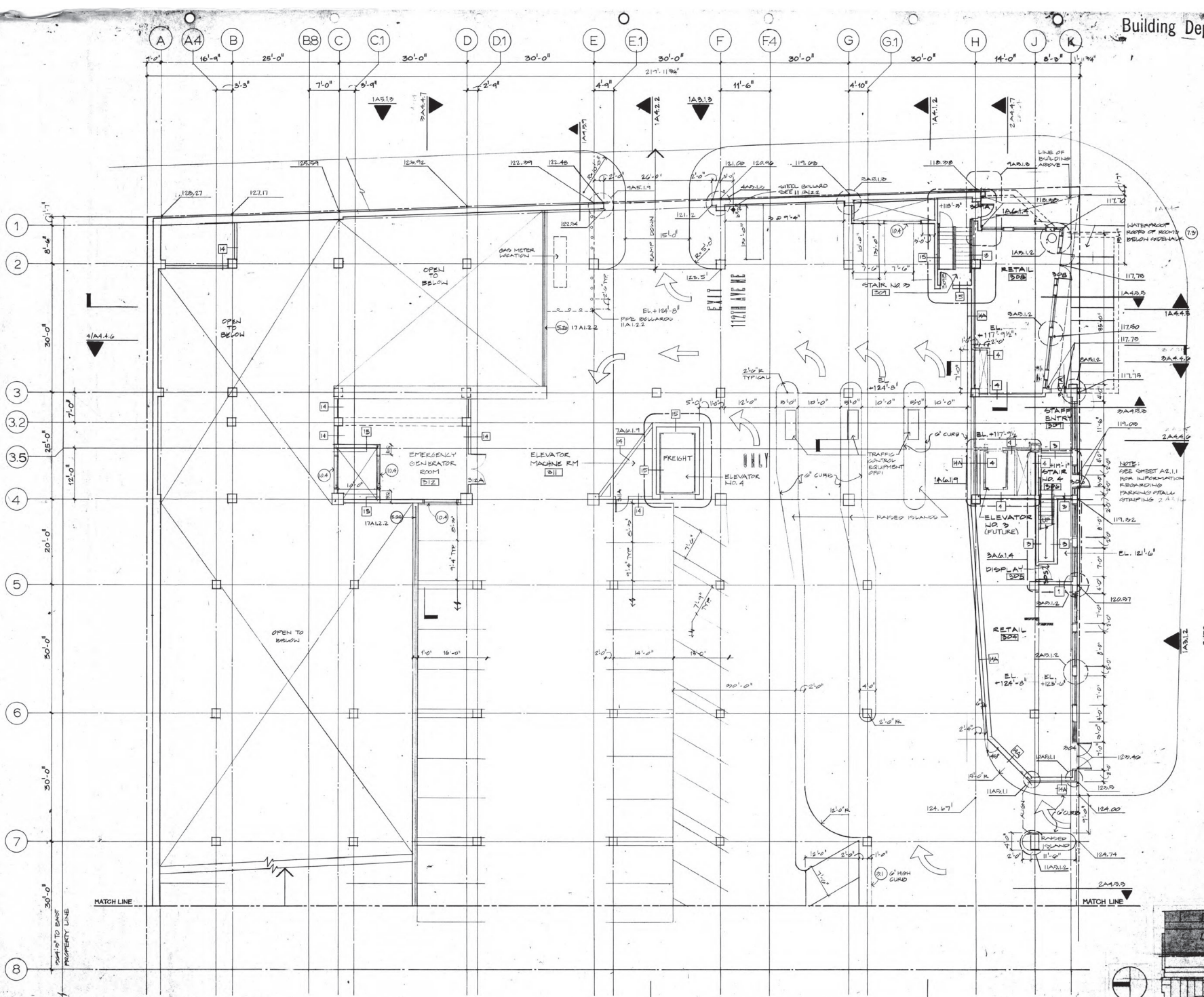
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JUN 23 1997

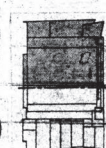
PERMIT PROCESSING

EAST PARKING  
LEVEL P1  
DRAWING TITLE

A2.3.2



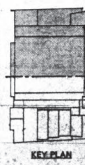
1 EAST PARKING LEVEL P1  
SCALE: 1/8" = 1'-0"













BELL  
CONVENTION  
CENTER

**HNTB**  
ARCHITECTS ENGINEERS PLANNERS

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REGISTERED  
ARCHITECT  
GEORGE E. ROBERTSON  
STATE OF WASHINGTON

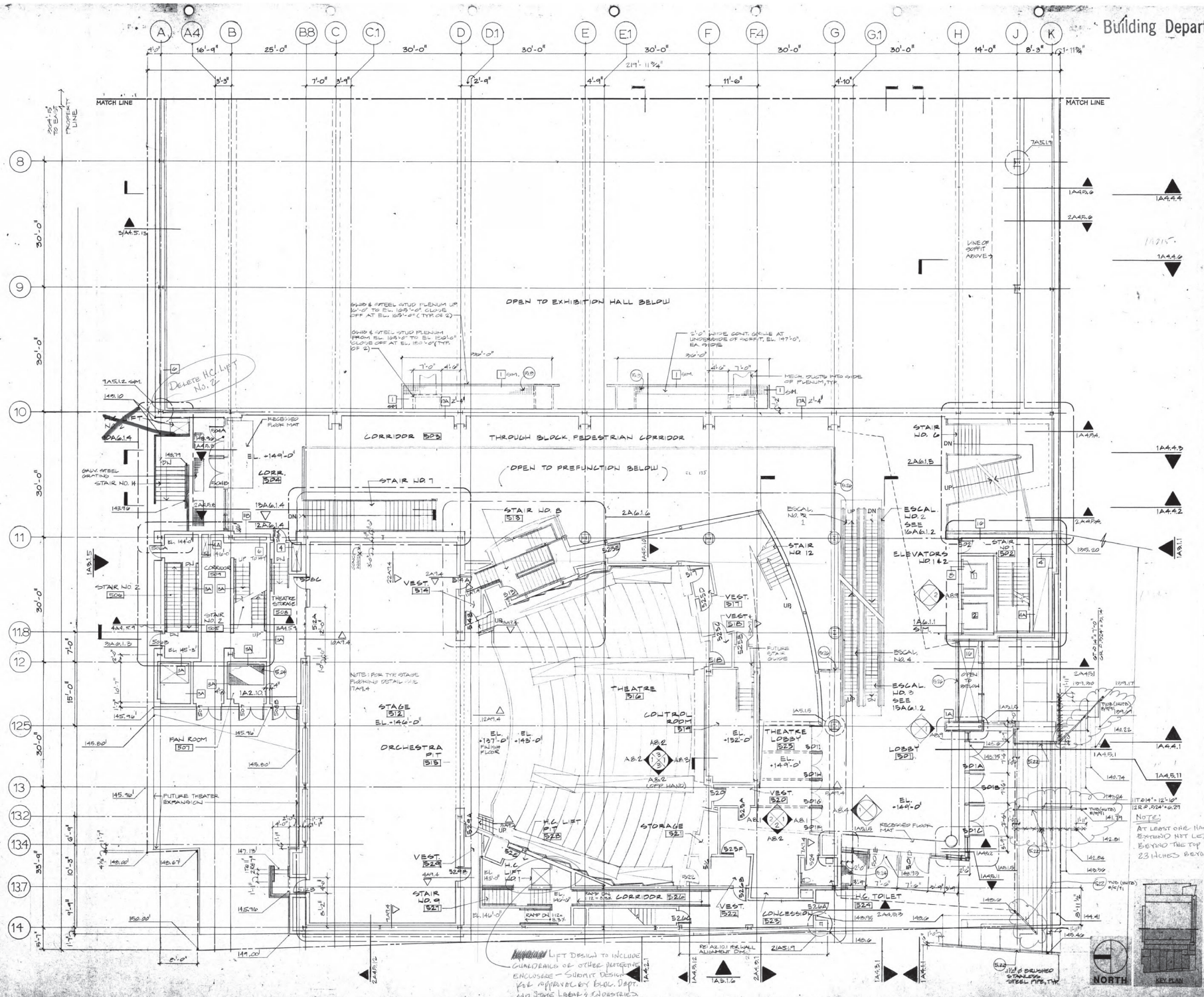
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1	PROJECT NO. 130012	
2	DATE 6/24/92	
3	DRAWN BY CBE	
4	CHECKED BY TMB	
5	CHECKED BY	
6	REVISED DATE	

NOTE:  
AT LEAST ONE HANDBRAKE SHALL  
BE INSTALLED 12 INCHES  
BEYOND THE TOP AND NOT LESS THAN  
23 INCHES BEYOND THE BOTTOM RAILS.

RECEIVED  
JUN 25 1992  
PERMIT PROCESSING

WEST ENTRY  
THEATRE LEVEL  
DRAWING TITLE

A2.5.1





**HNTB**  
ARCHITECTS ENGINEERS PLANNERS

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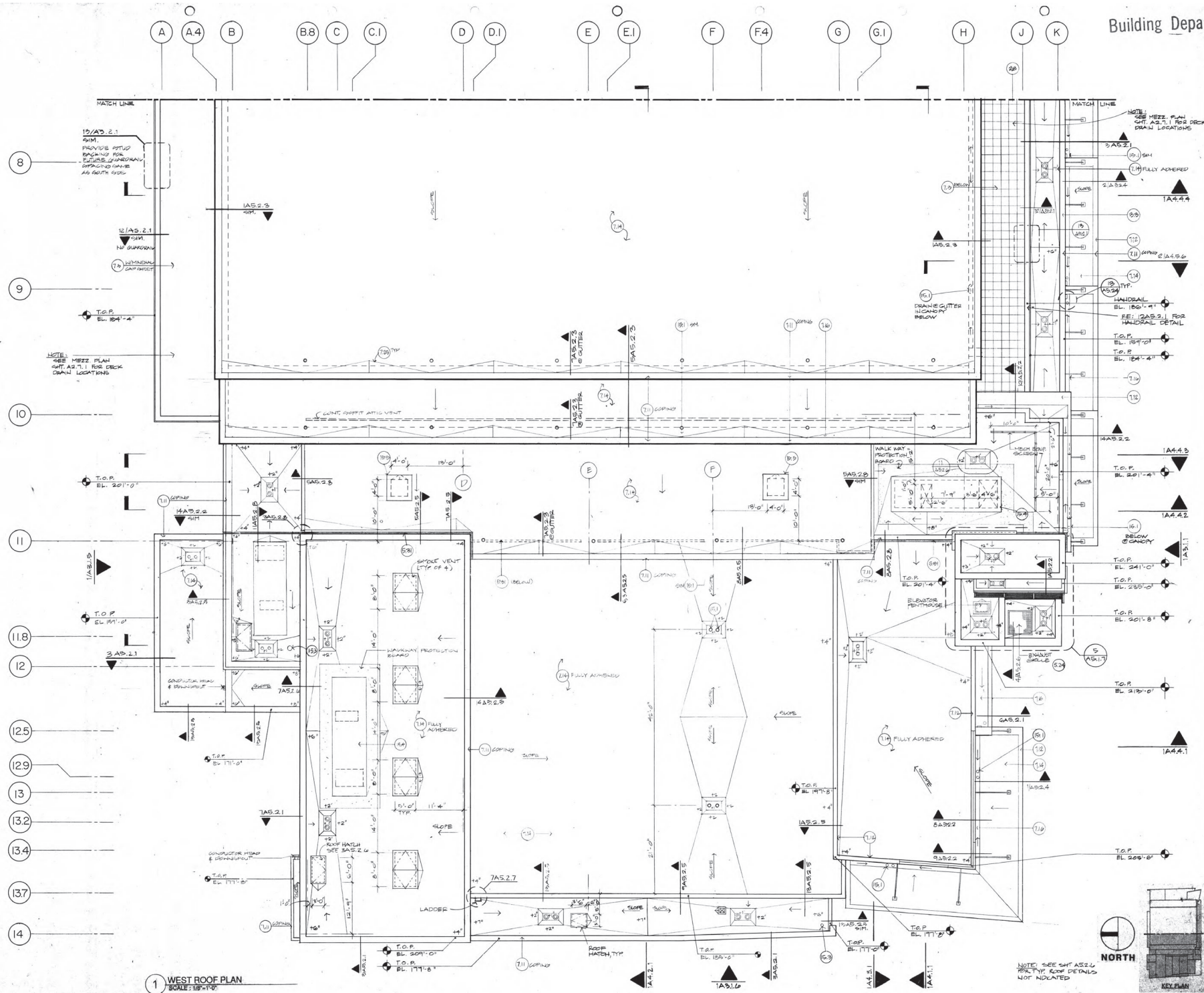
THE  
THEATRE  
CONSULTANTS  
OF AMERICA

NO.	REVISION	DATE
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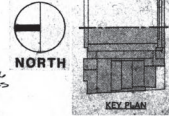
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WEST ROOF PLAN  
DRAWING TITLE

A2.8.1



1 WEST ROOF PLAN  
SCALE: 1/8" = 1'-0"



NOTE: SEE SH. AS.2.6  
FOR TYP. ROOF DETAILS  
NOT SHOWN

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**HNTB**  
ARCHITECTS ENGINEERS PLANNERS

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THEATRE CONSULTANTS

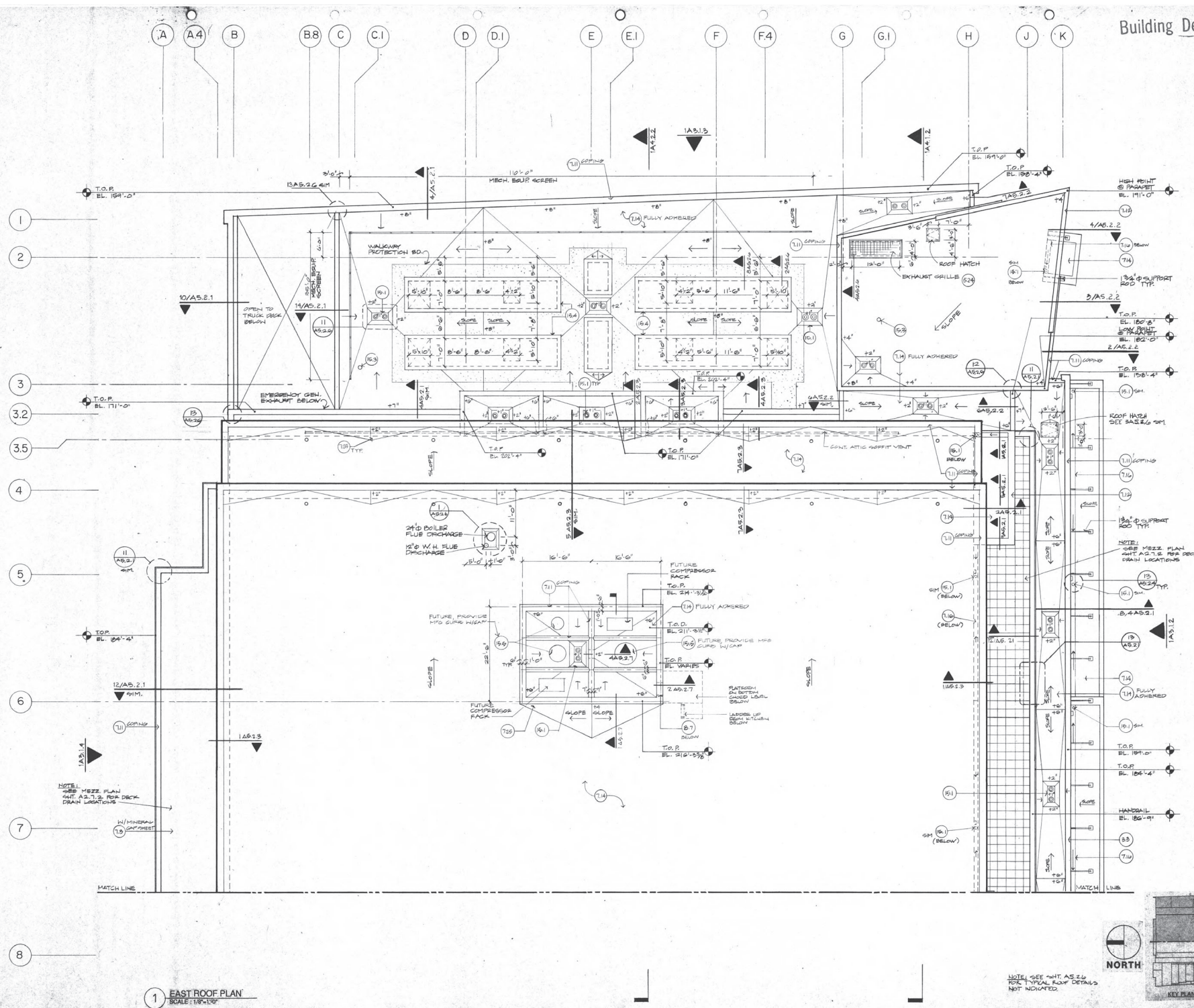
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TELEPHONE 415 949-5195

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STATE OF WASHINGTON

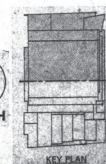
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**EAST ROOF PLAN**  
DRAWING TITLE

A2.8.2



1 EAST ROOF PLAN  
SCALE: 1/8" = 1'-0"



NOTE: SEE HNTB A2.8.1 FOR TYPICAL ROOF DETAILS NOT INDICATED.



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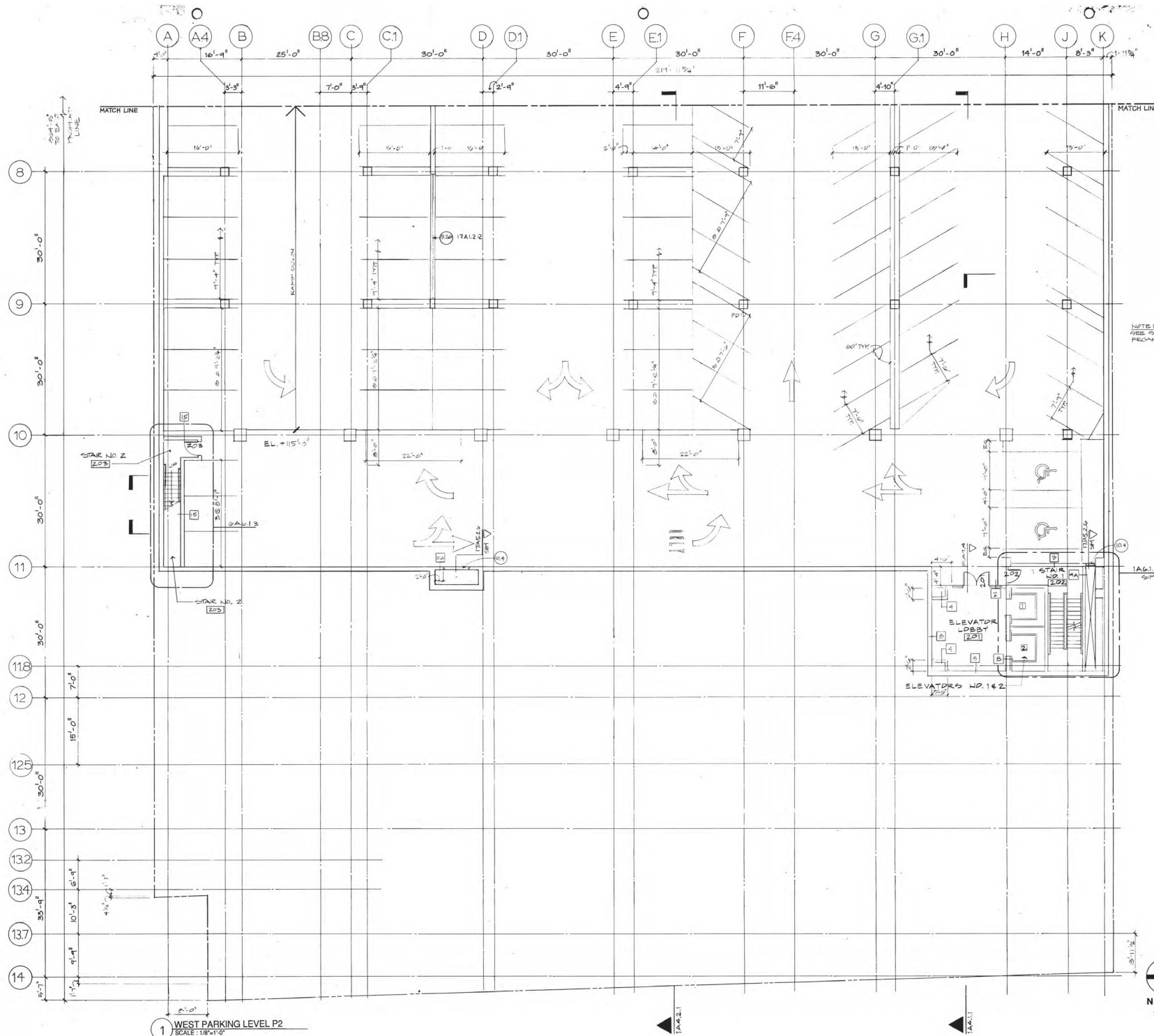
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3	CHECKED BY	REVISOR DATE

RECEIVED

JUN 23 1991  
PERMIT PROCESSING

WEST PARKING  
LEVEL P2  
DRAWING TITLE

A2.2.1



NOTE:  
SEE SHEET A2.1 FOR  
INFORMATION REGARDING  
STRIPING.


NO.	REVISION	DATE
PROJECT NO.	1337B	
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CHECKED BY		
REVISED DATE		

RECEIVED

JUN 23 1931

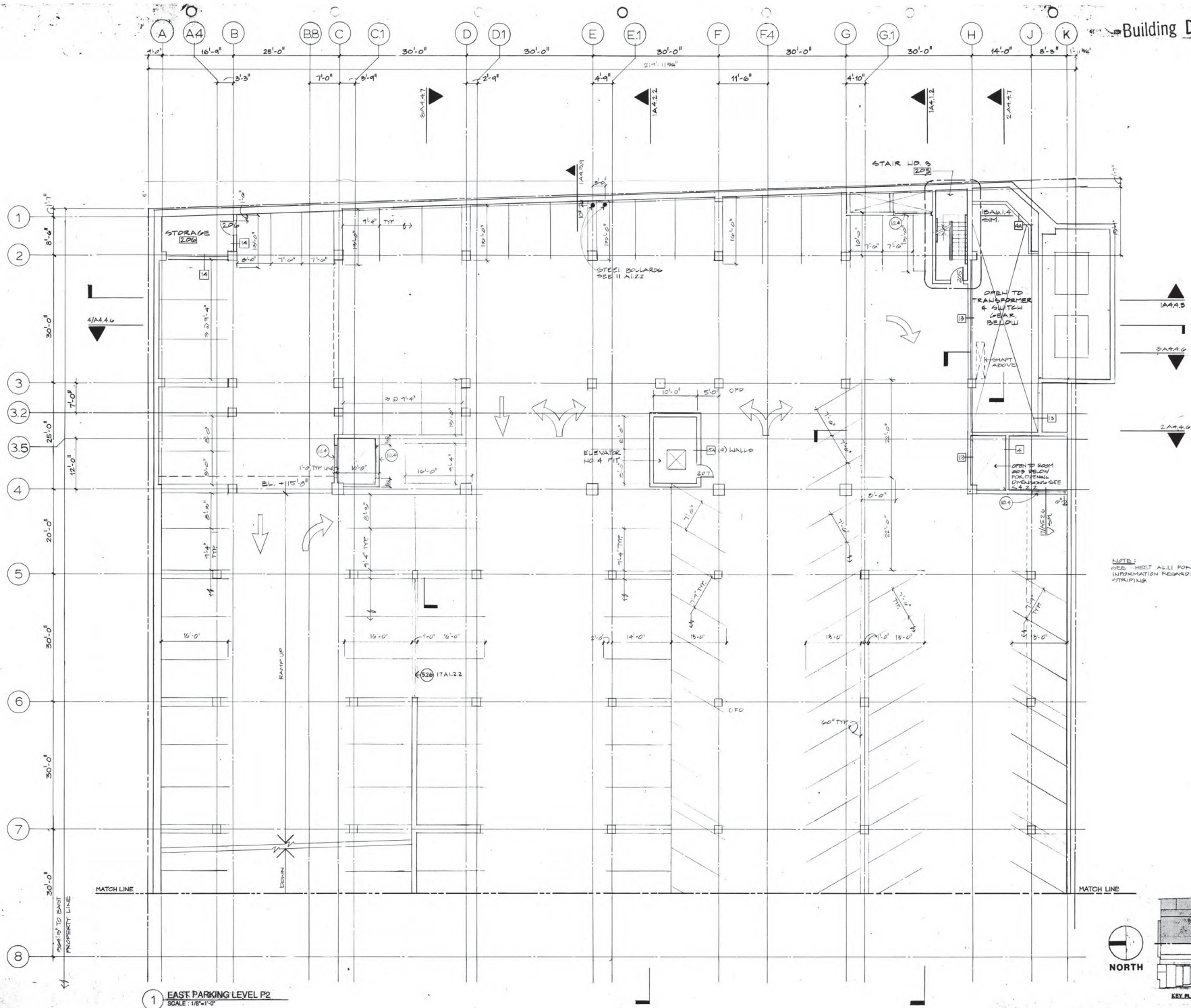
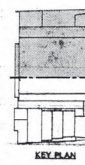
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EAST PARKING

EAST PARKING  
LEVEL P2

DRAFTING TITLE

### A2.2.2





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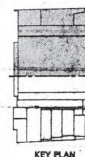
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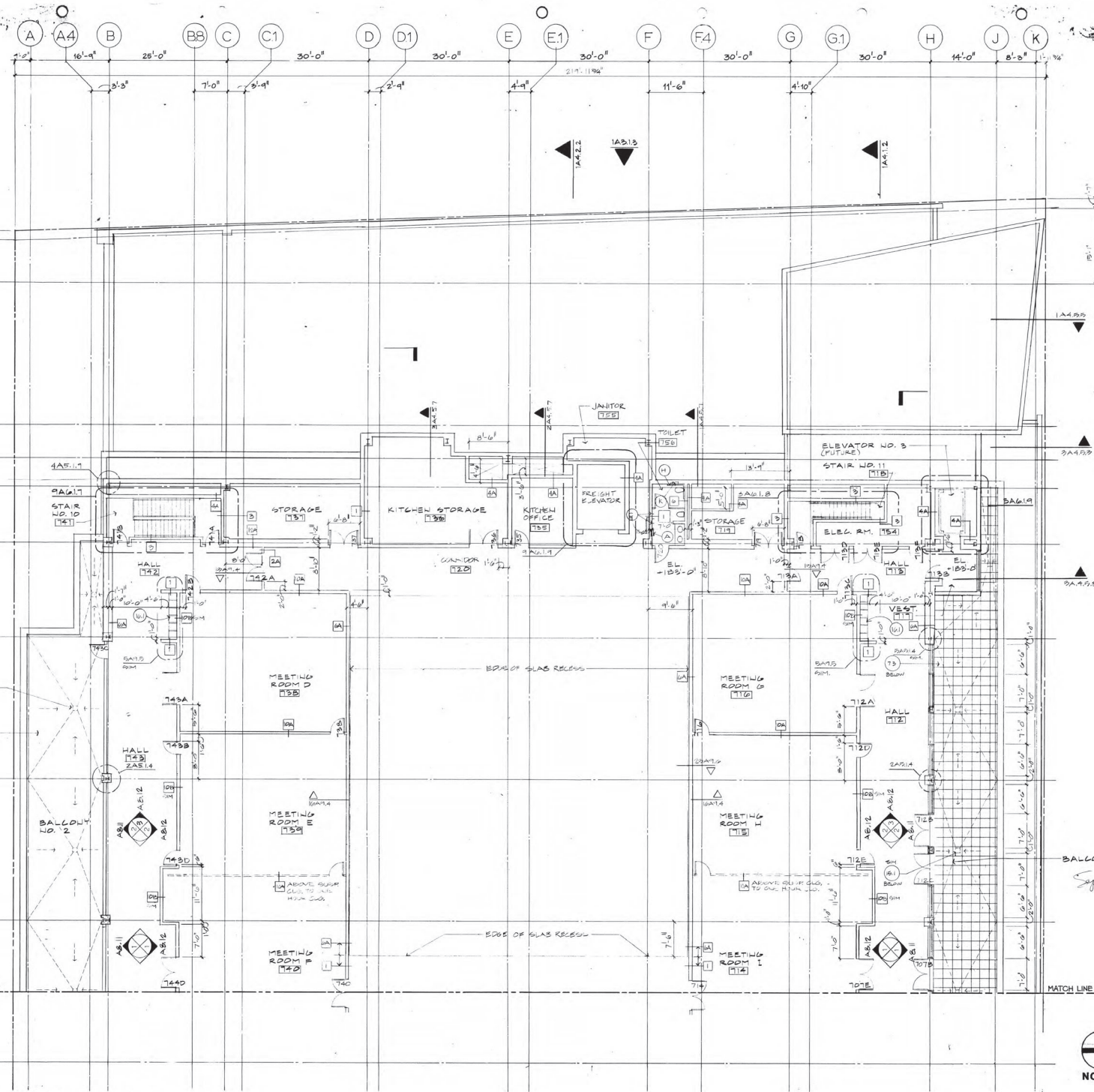
2200 REGISTERED  
GEORGE E. ROBERTSON  
STATE OF WASHINGTON

NO.	REVISION	DATE

PROJECT NO. 12345  
DATE 12/1/90  
DRAWN BY GLE  
CHECKED BY TMB  
REVISOR DATE



PERMIT TO CONSTRUCTION  
DRAWING TITLE  
A2.7.2



1 EAST MEETING ROOM LEVEL  
SCALE 1/8" = 1'-0"