

YWCA El Paso del Norte Region

Request for Qualifications for Architectural Services for Dorothy Woodley Hunt Branch Improvements

RFQ # 23-0201 Questions & Answers

1. Is there a page limit to responses?

There is no page limit but we prefer that responses be concise.

2. Could we use the City of El Paso's staff as a reference?

Yes

3. What is the budget for the project?

The budget is being finalized with Leadership and will be provided to selected A/E firm. Funding awarded for this project is \$900,000.

4. What is the Square Feet of the project?

25,183 Square Feet

5. RFQ mentions Facility Assessment, is ADA materials, windows, and finishes. Is that part of the scope of the assessment?

When we select the Architect, we will then discuss targeted scope of work and the budget allocations for most essential items in scope of work. We understand that when the facility assessment is completed; it may result with additional recommendations to scope of work. These alternates recommendations will be prioritize and will be contingent on funding.

6. How much of the foundation is a problem area?

It is getting to the point that it is shifting our floors. This mainly happens in the back of the building, where we see the walls slanting. Testing has been done on the building, we will share the assessment results reports with selected firm. Issues with ponding that is created by the roof and lack of proper drainage. The water is hitting the side of the building. The preliminary recommendation is to replace our soil.

7. Regarding the relationship with Quantum. Has that service been procured? Can you speak to the relationship would be with the scope of work and what Quantum Engineering might or might not be doing?

Quantum Engineering services have not been procured. Quantum was consulted to assist in performing an assessment and recommendation of the foundation issues. All engineering services to include foundation remediation engineering services will need to be included in your qualifications packet. YWCA recommends but not requires that you work with Quantum Engineering for the foundation remediation plan.

8. Should SOQ include a relationship with Quantum Engineering or is this totally separate? Can you speak to the relationship would be with this scope of work?

Because they focus on foundation remediation plans, YWCA recommends that you work with them. If you have an engineering firm that works on the foundation remediation/repair matters, you can add them to your RFQ packet.

9. Has the structural regarding the slab, has that consulting service been bought yet?

YWCA has only paid for the assessment steps. It is the recommendation but you can come back with the engineers that you want to recommend, we will share the soil studies that have been performed.

10. The other parts that were described on the RFQ regarding the daycare centers, the office area, intake, compliance and would be a second priority?

Yes, like the mention of window replacement, it is on our list of preferred scope of work items but might possibly be carried out in a 2nd Phase approach. YWCA's goal is to meet the City of El Paso grant deadlines. If ARPA funds will not cover the additional needed scope of work for the branch, YWCA will explore having these alternates be performed in phases.

11. Is the deadline on the RFQ the City deadline?

The City has given us a timeline for total project completion. We are starting with this phase 1 which is the procurement of Architecture and Engineering services. January 2025 would be the completion of all the work.

12. You have listed several scopes of work, is the priority the roof and HVAC?

The priority would be roof, HVAC and foundation. It depends now on the YWCA Board, once they see the Architect's recommendations to allocate additional funding for this branch. Note that you might be required to present to the Board.

13. On Pg. 7 of the RFQ mentions final completion is on January 2025.

Completion of all work by January 2025, the procurement of Architect, design plans, the construction, and final completion reports to be signoff by the City. YWCA aims to start project soon so that there's sufficient time for the foundation remediation plan to take effect and give it time to make sure the ponding solution is effective.