



Purchasing Department

209 Water Street
Johnson City, TN 37601
(423) 975-2715

ADDENDUM

TO: All Prospective Vendors

FROM: Debbie Dillon, *Dd*
Director of Purchasing

SUBJECT: RFP# 6745 – ADDENDUM #2
Aquatics Facility Feasibility Study

DATE: February 9, 2024

Consider this addendum an integral part of the above referenced Request for proposal:

- See attached 1 page Questions with Answers
- See attached 2 page Reference sheet to be completed and returned with the response.

All other specifications/information contained in the RFP Documents remains unchanged and in effect. **Vendor is to acknowledge receipt of this addendum by initialing on this form.** Failure to acknowledge this addendum could be cause for rejection of your submittal.

For any questions regarding this addendum, please contact this office.

/dd

**RFP# 6745 COMPREHENSIVE AQUATICS FACILITY STUDY
ADDENDUM #2**

Question: After reading through RFP #6745 Aquatics Facilities Feasibility Study, is the scope of work to assess all three existing facilities or a new facility?

Answer: “The City of Johnson City, TN (“City”) is seeking proposals from qualified firms to complete a study **to analyze the feasibility of building a new comprehensive aquatics facility** to address the outdated and failing infrastructure of our existing aquatics operation in order to serve the growing competitive and recreational aquatic needs of the citizens in City of Johnson City.”

We feel that our facilities, as they currently stand, are not adequately meeting the needs of our community. Our goal for this feasibility study is to formally determine whether or not our current facilities are meeting the needs of our community or if we need to build a new facility to better accommodate our citizens' growing needs. This will require an assessment of existing facilities' programming, services, and capacity, as well as maintenance needs, with the goal of determining whether or not a new facility is needed. If there is a potential to renovate existing facilities, what would the cost be to ensure they are operating optimally? If we invested in renovation, would the facilities serve the true needs of our community? Or does it make the most sense to build a new state-of-the-art facility to expand capacities and programming opportunities? These are all questions we hope to find answers to through this process.

Additionally, for clarification, we do not feel it is possible to expand operations at Legion Street Pool or Freedom Hall Pool due to property constraints. Expansion would be a possibility at Memorial Park Community Center if the feasibility study determines that it is the ideal location to best serve Johnson City.

Question: On page 5 of the RFP document, the City included the following text:

F. Detailed Experience and References

Describe past projects that are similar to the proposed project that the company has completed. All proposals must include a completed copy of the enclosed reference sheet.

However, no Reference Sheet was included in the RFP document. Will the City please provide one or is the reference sheet no longer required?

Answer: Attached

Question: We expect that some degree of conceptual planning will be required for the various sites, so you can best compare the construction costs at those sites, and so the operational cost review can be compared between design options. To arrive at that concept plan, we may need more or less steps of design on our end and review on the City's end to arrive at the desired solution (number of meetings, City Commission presentations, etc. may vary). The rfp mentions the 3 sites, but also says that other sites might be considered, so the amount of effort there could also vary. The variability in those efforts could affect the pricing a good bit. The rfp also notes that 5 criteria will be used to score the proposals, but fee is not one of those. For those reasons, would it be possible for us not to submit a fee at this time? Could you make the selection be on the 5 criteria, and then once you select a firm, negotiate a scope and fee together, based on how many sites to study, how much conceptual effort is needed, etc.?

Answer: Per addendum 1, fee has been added as a selection criteria.

**City of Johnson City
RFP #6745 Aquatics Facility Feasibility Study**

RFP - Reference Sheet

Company Name _____

Contact Person _____

Mailing Address _____

Phone Number _____

Email Address _____

References

Organization _____

Contact Person _____

Mailing Address _____

Phone Number _____

Email Address _____

Length of Association _____

Service Description _____

Work Relationship _____

Organization _____

Contact Person _____

Mailing Address _____

Phone Number _____

Email Address _____

Length of Association _____

Service Description _____

Work Relationship _____

Organization _____

Contact Person _____

Mailing Address _____

Phone Number _____

Email Address _____

Length of Association _____

Service Description _____

Work Relationship _____

COMPLETE AND RETURN WITH PROPOSAL PACKAGE