**RFQ Request for Clarification Response:**

**#1)**

1. **Q)** **The RFQ indicates that all responses should be on 8 ½ x 11 paper. Would it be acceptable to use a fold out 11 x 17 paper for some of the exhibits such as site plans, schedules, renderings, etc.? Some of these exhibits will be difficult to see on 8 ½ x 11 paper.**
2. **Yes**

**#2)**

1. **Q) The RFQ requires us to include a list of all team members “… required to complete this project.” There are numerous sub-contractors and trades required to complete this project. Many of these subcontractors and trades (such as landscapers, drywall, painters, carpenters, etc.) have not been selected or identified. Is it acceptable, to identify the major members of the team that will have the responsibility of completing the project? In our case, we have identified the major team members responsible for completing the project including the Developer, General Contractor, Architect and Civil Engineer. Is this acceptable?**

**A) Any major member who would be required to execute contracts or the lease itself should have the principles identified as team members required to complete the project.**

**#3)**

**Q) The RFQ requests evidence of previous experience over the past 10 years including current contact information for all projects referenced/identified. Obtaining current contact information for all project references going back 5-10 years would be difficult. Would it be acceptable to provide current contact information for only 4-6 relevant projects for each team member and also separately present a list of projects and their descriptions for those projects that current information cannot be obtained?**

**A) Provide 10 relevant projects of your choice.**

**#4)**

**Q) The City of Las Vegas currently owns the property we are proposing to buy in response to the RFQ. Is an executed ENA (Exclusive Negotiating Agreement) or DDA (Development and Disposition Agreement) between the property owner and the Developer sufficient evidence of property ownership or the equivalent?**

**A) No, an ENA (Exclusive Negotiating Agreement) and DDA (Development and Disposition Agreement) are not considered the equivalent of ownership.**

**#5)**

**Q) The RFQ requires that the facility be available for occupancy no later than June 30, 2017. What if the schedule cannot be made because of the elongated effort of getting an RFQ out?**

**A) The schedule is a necessary requirement to meet the needs of the agency. Submitted schedules will be evaluated accordingly.**

**#6)**

 **Q) We have currently planned for 21 secured parking spaces. How many secured parking spots are required?**

**A) NTA (Nevada Transportation Agency) needs 12 secure spaces for their enforcement vehicles.**

**#7)**

**Q) The Developer is providing everything that is attached to the building. However, the RFQ is silent on what if anything is required of the Developer for FF&E. Is the Developer’s responsible for providing FF&E? If the Developer is required to provide FF&E please provide a list of items required or an allowance to be included in our response.**

**A) No, FF&E (Furniture, Fixtures and Equipment) is not included in this project.**

**#8)**

**Q) Will the State use any of the existing FF&E from their current offices? If the State does reuse existing FF&E will the State be responsible for the moving and transportation cost? If no, please provide additional information or an allowance.**

 **A) Refer to item #7 (seven) above.**

**#9)**

**Q) Are there any adjacency requirements for the occupants?**

**A) The following information has been provided by Business and Industry. The design team will be responsible for providing an Adjacency Matrix for review and approval by B&I as part of the Programming phase of the project:**

**The Division pairing that we would put adjacent to each other depend on the size of the floor plates. However, these are the pairing that we would recommend:**

**Divisions:**

**1)      Real Estate**

**2)      Housing**

 **3)      Manufactured Housing**

**1)      Financial Institutions**

**2)      Mortgage Lending**

**3)      Insurance**

**1)      Directors Office**

**2)      Athletic Commission**

**1)      Labor**

**2)      EMRB**

**3)      Nevada Transportation Agency**

**The last three all need a hearing room in close proximity.**

**#10)**

**Q) Will the Tenant on the Lease be the Department of Business and Industry or the individual agencies?**

**A) Refer to the signature page of the lease boilerplate attached to the original RFQ the 3 party lease will consist of Tenant (Dept. of Business and Industry) Lessee (Dept. of Administration State Public Works Division ) and Lessor (TBD).**

**#11)**

**Q) How does the approval of the Lease by the Board of Examiners affect the timing of the award of the RFQ?**

**A) The BOE (Board of Examiners) has no effect on the timing of the award.**

**#12)**

**Q) Please forward us the “Janitorial Requirements and Specifications” identified in the “boiler” plate lease. We need this information to refine our operating costs.**

**A) The standard janitorial requirements and specifications are attached.**

**#13)**

**Q) Our lender will likely require a standard subordination provision found in most commercial leases but also granting to the Lessee a non-disturbance provision. Will such provisions be able to be incorporated in the lease?**

**A) No the boilerplate lease will not include this provision. However we do provide a standard Estoppel Certificate (Attached) which includes subordination language.**