



Written Response to Pre-bid Questions
Revised 03/09/2018
Redevelopment of the
23rd Street Armory
Oklahoma City, Oklahoma

1. **Question:** What do you really want to see?
Answer: The State of Oklahoma wants to see a redevelopment that benefits the community, preserves the building and contributes to the revitalization of the area. The ideal redevelopment would enhance the State Capitol Complex area.
2. **Question:** How is community being defined?
Answer: For the purpose of the RFP, community is being defined as the greater Oklahoma City Metro area or the people being served or employed by the redevelopment. If the redevelopment provided services or benefits to citizens throughout the State of Oklahoma, the entire state would be considered part of the community served.
3. **Question:** Please provide detailed information on roof.
Answer: Work was performed on the barrel roof in April of 2012. The warranty expired in April of 2014. The flat roof sections were replaced in May of 2007 and have a 20-year warranty.
4. **Question:** What is the sewer capacity?
Answer: The City of Oklahoma City has advised that the meter serving the building is 1 ½ inch. Potential redevelopers should contact the City of Oklahoma City at 405-297-2833 for questions about the adequacy of the sewer capacity for specific redevelopment projects.
5. **Question:** Can we see the other buildings?
Answer: OMES has scheduled a tour of the other buildings; however, some of the buildings may not be included in the tour. See revised schedule posted on our website for the scheduled tour of the other buildings.
6. **Question:** Can I schedule a time for my contractors to see the space after the site visits are over?
Answer: See revised schedule posted on our website for additional dates the 23rd Street Armory will be open to prospective redevelopers. R.S.V.P. will be necessary on those dates.

7. **Question:** What properties are included?
Answer: The RFP is for the 23rd Street Armory only. Other buildings/properties, as outlined in the RFP, can be included if they are needed in support of the proposed use for the armory (for example: parking). Many of the additional buildings/properties are currently being used by the state. The long-term cost of relocating and maintaining that function will be considered and given weight in the evaluation process. See questions 13 and 18 for more information.
8. **Question:** Can the retention pond be included on proposal?
Answer: The retention pond function cannot be disrupted. If the proposed use does not disrupt the function, it will be considered.
9. **Question:** Can more than one proposal be submitted by a single party?
Answer: Yes.
10. **Question:** Are there environmental reports?
Answer. An asbestos survey was done in 2011 and revised in 2012. The report is available with the documents on our website. DEQ had asbestos abatement done. Neither DEQ nor OMES makes any representation that the removal was complete or that there is no remaining asbestos in any area. It is also known that there is lead-based paint. All black paint is suspect.
11. **Question:** What is the condition of the mechanical systems?
Answer: All mechanical systems have been compromised, and redeveloper should plan for replacement of all systems.
12. **Question:** What is the condition of the electrical systems?
Answer: There is currently no power to the building. All electrical systems have been compromised, and redeveloper should plan for replacement of electrical systems.
13. **Question:** Is there a negative impact for inclusion of other properties?
Answer: If the building is in use, any cost to the state to relocate the function of the building and the long-term cost of maintaining the function at another location will be considered in the evaluation of the proposals. See questions 7 and 18 for additional information.
14. **Question:** Will fee simple title be transferred to the successful proposer/redeveloper?
Answer: If the successful proposal is for purchase, title will be transferred to the successful proposer/redeveloper. However, a reversionary clause may be included in the deed to ensure that the redevelopment and use are consistent with the proposal. Any surveys needed to carve out the portion of land being purchased will be at the expense of the purchasing party.
15. **Question:** What is the square footage of the ancillary buildings?
Answer: All we have are field measurements for most of the buildings. We do not have floor plans for most of the buildings.

16. **Question:** Does the structure of the other buildings have to be retained?

Answer: No. OMES acknowledges that parking may be needed to support the proposed redevelopment of the armory.

17. **Question:** Page two of the RFP notes the evaluation criteria and the second evaluation criteria is stated as “Qualifications and Experience of the Redeveloper(s)”, and is further defined on Page five of the RFP.

- a. How will OMES evaluate end-user respondents who are not real estate redevelopers in the traditional sense?
- b. Will an RFP respondent’s entire team, including outside partners, be evaluated in a manner similar to a traditional real estate redeveloper?
- c. More specifically, will an RFP respondent’s chosen general contractor’s experience and management team be considered sufficient and will they be evaluated on par with a traditional real estate redeveloper’s experience and team?

Answer: The qualifications of a respondent’s redevelopment team, including the respondent’s chosen general contractor and management team, will be considered sufficient. The successful respondent does not have to be an experienced developer.

18. **Additional Information on Properties in Appendix A:**

- a. CAP Building. The building was certified LEED Gold upon completion of remodel in 2010. The building is supported by geothermal systems, a wind turbine and solar panels on the covered parking. The CAP building is currently unoccupied, but an agency is scheduled to occupy the building on Jan. 1, 2018.
- b. 23rd Street Armory. This building is the subject of the RFP.
- c. Corporation Commission. This building is used for lab work and dry storage.
- d. Old VA Building. This building currently is vacant. The only current use for the building is dry storage. The building will require substantial renovation before a new office tenant could be placed in the space.
- e. Facility Annex 1. This building is the primary shop for the state facility maintenance crew that serves the State Capitol Complex. The building has geothermal systems. This building serves an important state function, and the state would have to relocate the function. The space would have to be in close proximity to the Capitol, and state-owned space is preferred.
- f. Facility Annex 2. This building is the secondary shop for the state facility maintenance crew that serves the State Capital Complex.
- g. Facility Annex 3. This space is currently used for dry storage. There is no power to the building.

- h. Library Storage. This building is used by the Oklahoma Department of Libraries for archived record storage.
 - i. Band Building. This building is used as a warehouse for the state facility maintenance crew that serves the State Capitol Complex.
 - j. Leased Space. This building is leased to a state agency and serves a necessary function. The function is not required to be in the State Capitol Complex area.
 - k. Raw land.
19. **Question:** What entity controls the zoning, code and fire control processes for new construction and renovation in the Capitol-Medical Zone?
- Answer:** The Capitol-Medical Center Improvement and Zoning Commission regulates zoning codes within the district. Information about the Capitol-Medical Center Improvement and Zoning Commission, including the zoning rules, can be found at: https://ok.gov/DCS/Zoning_Commission/About_the_Commission/index.html
- The City of Oklahoma City regulates building and life/safety codes within the district.
20. **Question:** Does that state have, and can/will it share the renovation costs for the LEED certified building west of the armory?
- Answer:** The LEED certified building is the CAP building. The total cost for the renovation completed in 2010 was \$1,866,700.81 (see *CAP Building Total Project Cost* report, which is now included with the 23rd Street Armory RFP documents). This is not inclusive of all upgrades and improvements to the building and associated land.
21. **Question:** Does the state have, and can/will it convey the engineering and construction details of the detention pond west of the armory (flow rate calcs, volume limits, etc.)?
- Answer:** See *Final – Report Retention Pond Engineer*, which is now included with the 23rd Street Armory RFP documents.
22. **Question:** What is OMES's expected decision timeline once the RFP responses have been received on March 15?
- Answer:** The evaluation process is expected to be completed in about four to six weeks. After the evaluation process is complete, OMES may negotiate with one or more respondents prior to making a final decision. A final decision is anticipated no later than June 15, 2018.
23. **Question:** In respect to the Oklahoma Capitol Campus, is there available labor force data on characteristics of employed persons, earnings and demographics? Beyond that is there a way to break it down by bureau or office?
- Answer:** See *Demographics Around Capitol Complex Report*, which is now included with the 23rd Street Armory RFP documents.
24. **Question:** How can a developer determine the minimum price that needs to be offered when including the CAP building or other ancillary buildings in their offer?

Answer: The developer should indicate their negotiable base offer in the proposal for the property in the proposal.

25. **Question:** If an ancillary building will be included in meeting scoring objectives such as community benefits or job creation, how should that be indicated in the proposal?

Answer: The developer should include the function of the ancillary building in meeting the scoring objective in the required narrative on community benefits.

26. **Question:** What requirements should a developer choose to relocate the tenants in one of the surrounding buildings?

Answer: If the developer wishes to propose alternate space for the displaced agency, the specific requirements of the agency can be addressed in negotiations. Facility Services buildings need to be in or near the State Capitol Complex (see question 18).

27. **Question:** What area is included in the State Capitol Complex?

Answer: See *Capitol Complex Map*, now included with the RFP documents. The legal boundaries are defined by statute.

28. **Question:** Does the state have other space to relocate tenants in the surrounding buildings?

Answer: The state does not have space available for relocation of the tenants. The state does have vacant land that can be used for construction if the price is sufficient for new construction. For additional information on the tenants, see question 18.

29. **Question:** Do the tenants of the surrounding buildings pay rent?

Answer: The tenants in buildings a, b, d, g and j pay rent (see question 18).

30. **Question:** The engineering report that was provided listed three options. Which was chosen and did it work?

Answer: Alternative two was chosen. It solved all of the problems recognized in the report. For more information, see *As Built - Stormwater Management*.

31. **Question:** The RFP requires copies of CPA-prepared financial statements. If statements were prepared by a qualified accountant, but no CPA-prepared statements are available, can those be substituted?

Answer: Yes. The respondent should make a note in the submission. The substitution will be reflected in the scoring.

32. **Question:** Does the proposal need to be in electronic or hard copy form? How many copies are needed?

Answer: The respondent may determine if electronic or hard copies provide the best presentation of their submission. If the respondent does not have a preference, please submit one copy in each format and the electronic copies will be distributed to the evaluating committee.

33. **Question:** If financing will likely ultimately include more than one lending institution, will the local and/or primary lender be sufficient to meet the funding information requirements of the RFP?

Answer: Yes. The information on the primary lender is sufficient at this stage. More complete information will be required for negotiations and finalizing the contract if the proposal is selected.

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