



METROPOLITAN PIER AND EXPOSITION AUTHORITY

REQUEST FOR PROPOSALS (RFP) #2018-19-M LICENSE TO USE MARRIOTT ROOFTOP

ADDENDUM NO. 2

October 19, 2018

This Addendum No. 2 consists of three (3) pages and has the following information to be incorporated into the Request for Proposals (RFP). Proposers must acknowledge receipt of this Addendum No. 2 in their RFP submittal in Required Form A, Form of Transmittal Letter.

Item # 1: Proposal due date has been extended to **Monday, November 5, 2018 by noon CST.**

Item # 2: Please use revised Form F – PROPOSED PRICING AND FEE SCHEDULE and refer to revised License Form of Agreement

Proposers' questions and/or requests and the MPEA's responses are provided below.

	Proposer's Question:	MPEA's Response:
1.	Will rejected proposals be afforded a curing period to address the principle concerns of the MPEA board? A reasonable period should be afforded to ensure fairness of access	Yes
2.	Can the MPEA provide a list of MBE and WBE approved contractors who have previously or presently work on the Marriott?	MPEA does not maintain a list of pre-approved MBE and WBE firms. Vendors may reach out to our program contact listed in the Special Conditions (Form I) if it needs help identifying firms. The City also maintains a database of certified firms: https://chicago.mwdbe.com/?TN=chicago
3.	Given that the October 11th meeting was mandatory, does that mean that any party not present will be prohibited from submitting an RFP package?	Yes
4.	Design and Licensing process can't be reasonably completed prior to the current deadline of October 29th. Can the deadline be extended to Dec 15th to allow proper time for the engineering work and rooftop visits necessary? <u>Related Question:</u> Can you please not extend the timelines out anymore? It would be nice to construct before heavy snows are complicating factors. It seems also like there's sufficient room up there to not	Page 9, Proposal Submission, revise 1. to read: Provide a letter outlining the scope of the proposed installation and potential equipment. Final design and licensing is not required with the initial proposal. License agreements will be "non-exclusive" to accommodate more than one potential licensee. Proposer will be required to submit all additional requirements of this RFP after MPEA has determined whether it can accept the proposal.

	grant an exclusive, so if other folks want to wait / delay they can do so without losing their particular opportunity.	Items 2, 3, 4, 5, 6, 7, 8, 9, Fees and Required Forms must also be submitted.
5.	NLN is a privately held entity and does not have audited financial statements to provide. Will landlord references be sufficient for credit review and determination of solvency?	Non-audited financial statements are allowed.
6.	The PVC was not in a consistent condition across all areas of the roof, will the MPEA pursue repairs as necessary prior to any tenant installation?	A review and documentation of the roof condition, with the successful bidder(s), to be held prior to installation of work.
7.	Are we free to apply for any area of the roof that we are interested in? It's possible that some areas not already highlighted would function better for our use case.	Other areas will be considered by the MPEA but all locations must comply with the RFP requirements.
8.	Can the MPEA provide drawings of the building showing heights, roof loading capacity, roof plans and elevations, riser diagrams and electrical plans?	Yes, these will be provided to the successful bidder(s).
9.	What would the allowable power draw be? Will Power be supplied by the building?	Upon review of the bidder's power needs, a location will be found in the building and bidder is responsible for bringing power from that location to the roof.
10.	What are expectations for routing of cabling along the roof, (conduit, cable tray, penetrations.)	Bidder to comply with Marriott Marquis construction specifications.
11.	When can we schedule a more detailed site walk with engineering partners?	Not allowed before bid submission due date.
12.	Does the proposal whenever it's submitted require stamped and sealed construction drawings?	Not required for bid submission.
13.	Can we place a bid that has two possible roof locations / installation possibilities, either of which would be acceptable? Alternatively, can we place two bids which are mutually exclusive? There are many ways to build this project, but MPEA/Marriott may have preferences w.r.t. aesthetics, permit requirements, etc. Given there is enough space up there to host a few folks, perhaps I would be willing to submit two possible locations on the roof; A primary, and an alternative. I would only build whichever was acceptable. The question is, can we submit a bid which includes alternative locations?	<p>This is not necessary. The final location(s) will be determined based upon the needs of the successful bidder(s) and their analysis of the structure, etc.</p> <p>If two or more bidders are selected, then the MPEA requires a collaborative effort, by the successful bidders, to agree upon a layout that accommodates each.</p>

14.	License agreement 1.c- What is the purpose of the exclusive clause on the east facing azimuth? This seems unnecessary in terms of RF protectionism. This should probably be waived.	See changes to License Agreement.
15.	License Agreement: Can the notice period be extended? Term is only 1 year, but 90 days notice. Seems like that isn't a lot of time, and you would know much further in advance.	No
16.	Can we prepay the first year's license term in lieu of providing financial statements?	No
17.	Can the notice period be extended? Term is only 1 year, but 90 days' notice. Seems like that isn't a lot of time, and you would know much further in advance.	No
18.	License agreement 5b, last paragraph - you can terminate if a payment is 5 days from written notice. If you send by certified mail, we won't get notice soon enough. Can this be 5 days from receipt?	No
19.	License agreement 5: The way this is written like for like does not cover smaller lighter equipment. I think this is an error that you perhaps haven't contemplated this possibility. Use of the term "different size" is the issue.	Provide any requested changes to the License Agreement in accordance with the Form G- Notice of Exceptions.
20.	Is the highlighted area on the "potential sites" pdf a preference or requirement to stay in those bounds? I.e., is the south part of the roof entirely restricted, or merely less preferred?	The entire roof is available but the installation must meet the RFP requirements. The highlighted areas are only suggestions and may not meet the terms of the RFP based upon bidders' proposed installation.
21.	W.R.T. "No roof penetrations", are these impossible, or is it simply not preferred to penetrate the roof? If we propose a roof penetration, can we not just commit to a "proper" sealing of said penetration?	Penetrations are allowed and will require approved sealing methods.
22.	Can you let us all know the power capacity available at the roof, and where we would pull it from?	Not at this time. For instance, 120v is available on the roof but not on separate circuits. The power source will need to be determined in your design documents.
23.	Can you let us know if there are risers in the building, or otherwise if there is an AT&T or similar fiber/telephone pop available near the roof? Where is the data room in the building and how can we route to it from the rooftop?	The roof is level 40. There is a telecom room on level 39 where a telephone pop is available. Use of this room will require a metal screen separation to secure bidders equipment.