

METROPOLITAN PIER AND EXPOSITION AUTHORITY



REQUEST FOR PROPOSALS #2024-16-M ARCHITECTURAL, INTERIOR DESIGN, & ENGINEERING SERVICES

ADDENDUM NO. (1)

May 1, 2024

This Addendum No. 1 consists of sixteen (16) pages and has the following information to be incorporated into the Request for Proposals (RFP). Proposer must acknowledge receipt of this Addendum No. 1 in their RFP submittal in Required Form A, Form of Transmittal Letter.

Item #1: Proposers' questions and/or requests and the MPEA's responses are provided below.

Item #2: [Hyatt Regency McCormick Place Existing Drawings](#)

	Proposers' Question:	MPEA's Response:
1	What is the overall budget for this project?	The overall budget is appropriate to the scope of work described and will be shared with the successful proposer. It is not being shared at this time as we are asking for input as part of the proposal.
2	Do you have Union Requirements?	Please refer to the Project Labor Agreement posted on MPEA's website: MPEA-PLA_2023.pdf
3	Could you please clarify if the requirement for payment and performance bonding capacity, including the letter from a surety, as stated on page 15, item 7 of the RFP, is specifically required by the A/E or construction management firm?	Payment and performance Bond not required by Design team
4	Could you please confirm if firms are permitted to submit proposals both as a prime contractor and as a subconsultant within another team's proposal? If dual submissions are allowed, are there any specific guidelines or restrictions we should be aware of?	Yes, firms are allowed to participate on multiple teams on multiple proposals without restriction.
5	We are reviewing RFP 2024-16-M for the Design Team services and see references to the CM at Risk. Will there be a separate RFP for the CMAR or is it included in this RFP?	The RFP for the CMAR will be issued separately as described in the RFP.
6	Do you think there is a need for IT, Security or AV design services in the renovation of the rooms.	Yes.
7	Can I get a copy of the non mandatory pre-bid meeting sign in sheet?	The sign in sheet is posted to the MPEA website: Sign-In-Sheet_Site-Visit-2024-16-M.pdf (mpea.com)
8	I've tried several times to download the '2010 Hyatt 400 Room Expansion and Renovation, and every time I go to unzip the file, I get a corruption error. Is anyone else having this problem?	Link reposted above. Others have been able to access the files at the link.
9	For the renovation of the North Tower, is the footprint of the bathroom expected to change to accommodate the Prototype example?	The bathroom footprint remains the same.
10	Can we include a general contractor on our team for cost estimating without precluding them from being considered for the CMAR scope?	A GC can be included on the team for cost estimating, but they will be precluded from bidding at the CMAR.

11	Does MPEA want all bid documents for both the North and South towers delivered on the same schedule in order to have the two towers permitted at the same time? If delivered in two Phases, please identify the document deadline of the second Phase.	Yes, bid and permit documents for both towers to be delivered at the same time.
12	Are there any plans to close the hotel during construction?	No, only the floors being renovated will be closed.
13	In Exhibit 2, Item 4.11, what is expected to be included in the “entertainment package”?	TBD from Hyatt Regency standards. In large part to do with the new television and sound system.
14	The RFP and Agreement seem to differ on when the CMAR will be brought aboard. Can you clarify?	The RFP indicates when it is anticipated that the CMAR be brought onboard.
15	Is the existing closet construction to be removed in order to implement the Prototype show closet?	Yes, as allowed by budget constraints.
16	Is the popcorn ceiling to remain in the South Tower?	Yes.
17	Is the budget estimate to include FF&E and OSE? If so, please identify the OSE replacement scope.	The budget estimate should include FF&E only. Anticipated FF&E budget is \$30 million.
18	Would you want to provide additional electrical outlets where it may be seen as presently inadequate?	Yes, possibly, as allowed by budget constraints.
19	Can we assume full reuse of existing electrical panels to serve renovated spaces?	Design Team to confirm as part of their due diligence
20	Are you contemplating replacing the unit ventilators; if so, would you consider VRF systems?	To be decided by the by the Design Team.
21	The RFP scope states “Combine six Skyline Parlor Suites to Executive Suites”. Which room numbers on the existing building drawings represent the Skyline Parlor Suites and which represent the Executive Suites? Is it anticipated that this reconfiguration will consist of aesthetic changes to the finishes and furniture, or will it also include adding/removing wall partitions, plumbing, mechanical?	The conversion of six Skyline Parlor suites to Executive Suites includes adding a sleeping area where one does not currently exist and potentially creating a separation between this and the rest of the suite. The bathroom and mechanical is existing and will require similar upgrades as described in the RFP.
22	The RFP scope states “Combine Comisky room with adjacent suite”. Which room numbers on the existing building drawings represent the Comisky room and the adjacent suite? Also, same question as above, is it anticipated that this reconfiguration will consist of aesthetic changes to the finishes and furniture, or will it also include adding/removing wall partitions, plumbing, mechanical?	The conversion of the Comisky Suite includes adding a connecting door to an adjacent sleeping suite. The bathroom and mechanical is existing and will require similar upgrades as described in the RFP.
23	Will the owner have an owner’s representative / project manager who will manage the project? How much of the overall project is the architecture/interiors PM expected to manage? Will the CMAR take on this role once onboarded?	MPEA will manage the overall project with input as described in the RFP. The Design Team should manage the design process as required.

24	Will documentation of typical rooms be sufficient or is documentation of every single room expected?	Documentation of typical rooms and any rooms with significant differences will be expected.
25	Due to the construction phasing of the North and South Towers, we are assuming there will be two separate permit drawing sets. Please confirm.	TBD by the Design Team. Please indicate in proposed schedule.
26	The RFP Exhibit 3 references the Hyatt Regency prototype. Is the intent of the renovation to implement the Hyatt brand prototype design, or is MPEA seeking a custom design solution that follows Hyatt brand standards and guestroom functionality?	This is discussed and described in the RFP. All Hyatt Regency designs are custom to each location.
27	If the Hyatt prototype is to be implemented, please advise as to the level of documentation available to the design team (drawings, details, schedules, FF&E specifications).	The Design Team to provide all documentation of the custom room design. Hyatt standards and prototype documentation will be provided for reference only.
28	Are the premiere suites in the North Tower to receive the same level of renovation identified for all suites in Exhibit 2 - 4. Suites?	Yes, as described and discussed in the RFP.
29	Please expand on Exhibit 2 – 4.11 Entertainment Package regarding the scope of work/ services needed.	See response to #13.
30	The Schematic Design scope in the RFP notes “multiple design schemes”. Are 3D renderings required for the multiple design schemes as part of the owner decision making process?	Yes.
31	How many 3D renderings are required to be included in the design proposal?	As required to convey the design intent.
32	Is the design team to provide pricing information/ cost estimates during Schematic Designs reflective of the multiple design options?	Yes, as required to indicate each option is within the established budget.
33	Please confirm the elevator cab interiors will be standard finishes from the awarded elevator contract selected by the design team and will not require custom finishes and design documentation.	Correct. The elevator contract is existing with the HRMP.
34	Will cost estimating be the responsibility of the consultant, the CMAR, or others commissioned directly by MPEA?	As described in the RFP, cost estimating will be the responsibility of the Design Team, until the CMAR is brought on board.
35	Will the Model Rooms be limited to one design for each of the two room types listed and the corridor, plus one iteration of updates based on review comments?	The two model rooms may include different options on selected materials / vendors, plus updates based on review.
36	Is it correct to assume that the second review noted, which will include the CMAR, will be primarily for constructability and will not result in significant design changes?	TBD.
37	Has an ADA compliance study been completed recently?	No. Compliance with existing applicable accessibility requirements should be part of the Design Team’s scope.
38	Does MPEA intend on making improvements to the ADA guestrooms and suites to further enhance accessibility?	TBD. This should be part of the Design Team’s scope.
39	Will the ADA room and suite locations and mix remain intact?	Yes.

40	Will plumbing shafts require relocations to accommodate the change in fixture types (i.e. tubs to shower), the conversion of suite types, or to meet ADA compliance? - (If shafts will be relocated or new risers added, the services of a structural engineer may be required)	No.
41	Are there any current code violations that have been cited by the City of Chicago or that are known by MPEA that will need to be corrected as part of this renovation?	None to our knowledge
42	Will any work to the windows or exterior façade be required as part of the renovation, or be scheduled simultaneously with this renovation and performed by others?	No.
43	Will electronic window shades be added and controlled by the integrated system?	Only potentially in the Suites.
44	Is there a brief on the goals of the integrated system, along with connectivity to the PMS and front desk?	No
45	Are there sustainability goals for this renovation?	No. Best practices should be followed.
46	Are new centralized guestroom lighting controls or other smart technology included as part of the scope of work?	Potentially, as determined by the Design Team allowed by budget constraints.
47	Please confirm the elevator cab scope is limited to the interior finishes and fixtures of the cabs, and does not include changes to the elevator equipment or controls.	Correct. See response to #33.
48	Is a separate project specification manual required or can the project specifications be incorporated into the drawings? This is regarding the construction specifications, and not the FFE specifications	Separate project specification manual is expected.
49	Please confirm the CMAR will be responsible for administering the contractor bid process, including issuing to the contractors the bid request letters, forms, instructions, and collecting and tabulating the bids	Correct.
50	In the Schematic Design Phase, there is a requirement to, <i>“Evaluate the mechanical, electrical, and plumbing systems and document options, with associated pricing, on recommendations to move forward”</i> . Are we to evaluate the base building MEP systems or is this supposed to be limited to those MEP systems within the guestrooms that are affected by the renovation scope of work?	Limited to those systems and supporting base building systems affected by the renovation scope of work.
51	Regarding the MEP-Infrastructure Improvements in the detailed scope exhibit, there is a requirement to include an allowance to replace the South Tower fan coil units in the guestrooms and suites. Please clarify if we are supposed to provide a design for the replacement and include an allowance based on that design or should we estimate an allowance and provide a design as an additional service after the owner decides to move forward with the replacement?	In the proposal include pricing for evaluation and design of replacement or refurbished FCU's. If there are different fees for these two options, provide them in the RFP.

52	There is a requirement to provide a cost estimate in the proposal. Please clarify the level of detail requested. Should the estimate be a cost per key, or on a cost per square foot basis?	Cost per key or cost per square foot is acceptable. A detailed cost estimate is not required, but more detail can be provided.
53	During the design phases of the project, if we use a contractor to provide cost estimates will that contractor be precluded from submitting a bid for the construction work?	See response to # 10.
54	Within the documents provided by MPEA, we did find the circa 2013 "Package #2" drawings for the guestroom renovations in the South Tower. Will those drawings be provided to the respondents?	An "As-built" folder has been added to the 2010 renovation documentation at the link provided that includes Package 2.
55	Will MPEA procure separately for architectural surveys of the guestrooms, or will that be the responsibility of the design team, or does MPEA anticipate the Final Record Set drawings from 2013 will be sufficient for the scope of work in this RFP?	The existing drawings and verification by the Design Team and CMAR should be sufficient.
56	Is LEED certification required for this project?	No.
57	In the Submission Requirements, please confirm Item No.7 "Bonding Capacity" is not required by the Design Team since we would not be providing construction services.	See response to #3.
58	Is the intent to have the same interior design for the north and south tower guestrooms and suites, or should we assume the design in the two towers need to be distinctly different?	The design should be substantially the same between the two towers' standard rooms.
59	Is the intent of the renovation to install a full automated lighting control system in the guestrooms and suites? If so, what is the design criteria for the system?	See response to #46.
60	Can a program be provided that will provide more detail for the scope of work?	No. Further development of the detailed scope will be part of the Design Team's scope of work in Schematic Design.
61	Is there a construction budget that can be provided to the bidders?	See response to #1.
62	Can the number of variations of room layouts be shared for each category?	This information is in the existing drawings. Room matrix for South Tower – Package 2, ARR-005. Room matrix for North Tower – Package 1, A-006. For reference only. To be verified by Design Team.
63	How many style variations need to be included in the scope of work?	This is described and discussed in the RFP.
64	Will the suites be developed in a different style and have FF&E specifications?	This is described and discussed in the RFP.
65	Will a 3rd party purchasing agent be engaged by the client? Or the selected architectural firm?	By MPEA.
66	Confirming that plumbing fixture locations are existing to remain.	Yes. Aside from plumbing modifications to convert existing tubs to showers.
67	Confirming that the light fixtures are to be all new throughout the corridors, lobbies and guest rooms	Yes, within the constraints of the budget.

68	Will the Model Room be constructed at the hotel site?	Yes.
69	Has a quantity of phases been determined to complete the construction for Phases 2 and Phase 3?	Tentatively, but will be confirmed by the CMAR and Hyatt occupancy.
70	What is the process to obtain approval from the key stakeholders?	A 10 day concurrent review period by MPEA and Hyatt at the end of each phase.
71	What is the process to obtain approval from the brand?	See response to #70.
72	Is there a quantity of reviews that need to be included in the scope?	Minimally at the end of each phase or as needed to progress the work and meet the schedule.
73	Is there a quantity of budget estimates that need to be included in the scope?	Minimally at the end of each phase, but as required by the Design Team during development to keep the project within an established budget.
74	Has a quantity of phases been determined to complete the construction for Phases 2 and Phase 3?	See response to #69.
75	Will the Tower be closed during construction?	See response to #12.
76	Form I is blank in the RFP, should we use the form from the website? Is this form not required?	Required Form is posted to the website → untitled (mpea.com)
77	Will the signage design be part of a holistic family at the Hyatt Regency or limited to the two towers?	The signage design will be limited to the scope of the renovation, the design itself should relate to the recently replaced signage in the HRMP renovated meeting room spaces.
78	Does the signage scope of work include wayfinding?	Yes, within the scope of the renovation.
79	Is there a need for additional branding curated within the towers? For example, local neighborhood or site-specific storytelling opportunities?	Yes, as described in the RFP.
80	Will the project pursue LEED Certification or any other green building or wellness certification? If yes, what rating system (e.g. LEED, WELL, Fitwel or other) and target level of certification (e.g. Certified, Bronze, Silver, Gold, Platinum)? If yes, should we provide fees for services required and/or associated with certification?	No.
81	Would you like us to provide scope/fee for a LEED Feasibility Assessment?	No.
82	In the regular guestrooms there is a note to replace the hardwired entry lighting, but in some rooms there are other hardwired downlights (above the coffee station) and hardwired lights (inside the closet). Are those to be replaced?	All existing lighting is to be replaced in the guestrooms, both hardwired and freestanding.
83	For the regular guestrooms bathrooms there is a note to replace the mirror light and add a nightlight (only in the south tower). Is a nightlight to be added in the North tower? Is the rest of the hardwired lighting in the bathrooms ceilings to be replaced?	The combination mirror / light and the nightlight should be provided in both tower bathrooms. The downlighting in the south tower bathrooms should be replaced. The downlighting in the north tower bathrooms can potentially remain, to be decided with Design Team within budget constraints.
84	For the suites, can there be a change in location of the hardwired lights if necessary?	Not if it requires structural modifications to the floor slab.

85	Is there appetite to explore moving low wall in Suites?	Yes, as allowed by budget constraints.
86	Has there been any investigation on the demo required to replace the fan coil?	Limited investigation had been performed.
87	Many guestrooms have extension cord set ups; is there an expectation to add electrical?	Yes
88	Will appliances be replaced in the Suites?	Yes.
89	Will the guestrooms move beyond the brand prototype?	See response to #26.
89.5	What will the design review process structure be between MPEA and Hyatt Design Services?	It will be a concurrent review with all pertinent parties attending all meetings / presentations.
90	Are a percentage of tubs to remain in the South Tower?	Yes.
91	Does popcorn ceiling remain in guestrooms, corridors, and elevator lobbies?	See response to # 16.
92	Is the desire to have more convenience outlets in the room or more integrated power FFE?	Both.
93	Are all bathroom plumbing fixtures a like for like replacement in existing locations?	Yes, except for tubs being converted to showers.
94	Are vending machines to stay as is? Is there any desire to do upgraded water dispensers in ice rooms?	Vending and water dispensers to remain.
95	The skyline parlor is the premium suite offering (1140SF) and executive is the standard suites (850SF) so in theory that could mean we end up with (8) suites in the same footprint where there are currently (6) – is this the intention?	See response to #21.
96	Is the intention to keep all drywall closets where existing?	No.
97	Has the construction and FFE Budget Targets been set? What are those numbers?	See response to #1
98	Are mattresses to be replaced?	Yes.
99	Will in-room OSE be replaced? If so, is there a master list of requested items (safe, iron, tissue box, garbage cans, etc)?	Yes, but not in Design Team's scope. HRMP to procure.
100	Will the selection of the CMAR be a separate process OR are respondents expected to include a potential CMAR on their team? If a CMAR is not included, does the Bonding Capacity requested on pg 15 still apply to the AoR, ID, and remaining consultants?	The CMAR RFP will be a separate process as described in the RFP. See response to #3 for Bonding capacity.
101	Do you have a budget for the project that can be shared with us?	See response to #1.
102	Will the guestroom design be fully custom or a hybrid with the prototype? We are just curious as to why the prototype renderings were shared if you want something unique for Chicago.	See response to #26.

103	A cost estimate is requested as part of the RFP based on the renderings and scope, but the renderings are for the prototypical room and we assume this will be custom. Do you want an estimate based on the prototype even though it will not be an accurate estimate for the project?	Yes.
104	Bonding capacity is related to general contractors and doesn't apply to architects	See response to #3.
105	Under Project Scope, it lists "FF&E Liquidation and Hotel Labor." We would like additional clarification as those items are not typically scope items for Architect/Interior Designer	This scope is for the CMAR. Not in Design Team's scope of work.
106	Do the MBE/WBE businesses have to be registered with the City of Chicago to be included/count toward the Authority's goals?	No, we accept other certifications. All acceptable certifications are listed in Required Form I – Special Conditions → untitled (mpea.com)
107	Do you anticipate any outlets moving in the guestrooms?	Potentially.
108	Which items are by owner? TV? Refrigerator? Safe? Or are these expected to be selected by the design team?	All FF&E items are to be selected by the Design Team with guidance from the Hyatt Regency standards.
109	The vanity base (line 2.14 in Exhibit 2) – is this anticipated to be an FF&E piece or a built-in piece?	FF&E.
110	Do you know the type flooring expected to be used in the Suite Bathrooms (line 5.2)? LVT? CT? Tile?	Tile.
111	Does the MPEA have any standards in addition to local codes?	Hyatt Regency standards will be used.
112	Is there a room matrix available? Or a count of the quantity of enlarged room plans we will need to create?	See response to #62.
113	Scope indicates replacement of thermostat. We assume that is a one-for-one replacement and does not require any upgrades to room and/or building controls system(s). Please confirm.	Yes. To be coordinated with the FCU replacement / refurbishment.
114	There is mention of FCU replacement as an <u>allowance</u> . Is that in the design scope or not?	Yes, it is in the Design scope.
115	What type of FCU's are existing?	Reference existing drawings / documentation.
116	Were the FCU's replaced in the South Tower during the 2013 renovation?	No.
117	Is it reasonable to assume that the sprinkler and fire alarm systems are operational and no update is required?	Yes
118	Is there any role that Stonehill Taylor plays in this? (their name on prototype drawings)	No.
119	How many presentations should we value for in SD, DD and CD?	As necessary to move the process along and meet the schedule provided by the Design Team.

120	It sounds like there isn't any design or documentation phasing – please confirm.	As described and discussed in the RFP.
121	What should the lighting designer include for the CMAR package? It seems like this would be a narrative of the SD	Pricing allowances for lighting selections and/or initial selections along with performance specifications.
122	Since the north tower is LEED certified, we would assume the new design will also meet those requirements. Will there be a LEED consultant?	No.
123	Will the same design be applied to all guest rooms and corridors? Or different?	Yes, as described and discussed in the RFP.
124	In the south building, will the popcorn ceilings, wire mold and trough-lighting need to remain?	Popcorn ceiling to remain. Other features to be modified pending budget constraints.
125	Does 'show closet' suggest demolition of the existing closets and addition of a furniture piece used as an open closet? or would the doors simply be removed and the closets are visible?	Yes, the existing closets should be demolished to provide room for new show closets, pending budget constraints.
126	Does the project include new doors throughout? or will existing doors in the existing wood finish remain as is?	Existing doors will remain. A Di-noc or similar finish upgrade can be investigated pending budget constraints.
127	Is all furniture and casework to be new? or will there be any pieces retained and refinished?	All new.
128	In the rooms that remain with bathtubs, will the existing tub remain or will it be a new tub?	Existing tub to remain. Potentially refinished.
129	In order to remove all powerstrips currently in use, is the project anticipating adding additional outlets to meet current power needs?	Yes.
130	Referencing RFP Page 7, will the guest room bathroom flooring remain as-is in the North Tower?	Yes.
131	How many different room types are there? And how many different suite types and layouts?	See response to #62.
132	Will the typical room design be the exact prototype shared in the renderings? Will the suites be similar to the typical room design or completely unique?	See response to #26 and as described and discussed in the RFP.
133	Will the new signage program be based on existing signage?	See response to #77.
134	Will the new signage design be based on an existing design or a Hyatt standard?	See response to #77.
135	What is the construction budget for the full project?	See response to #1.
136	What is the design fee budget for the full project?	See response to #1.
137	The new tower was LEED New Construction – Gold Certified when it was built in 2009. We expect a guestroom/corridor renovation only to be a low impact project, focusing primarily on finishes, lighting and furnishings, with limited impact to the architecture and building	Correct.

	systems. Therefore, we imagine this project not going through the effort of re-certifying under LEED New Construction or Commercial Interiors, but maybe Operations & Maintenance?	
138	Please clarify what would be the intent with respect to LEED efforts on this project, if any?	See response to #137.
139	To what extent are the ceilings being completely redone to incorporate new lighting fixtures in the ceilings, in locations where there may not be existing lighting?	Ceiling re-work should be minimized and will not be possible where existing conduit is cast in a structural floor slab.
140	Does this project need be documented in a particular program or version, Revit or ACAD?	No, but AutoCAD and Revit (if used) drawings will be required for record close-out and as required by others during design.
141	We anticipate this project taking an approximate 22-24 months from the time designers are engaged, to the end of Phase 3 - Construction (Phase 3 being the Construction of the North Tower, ending in April 2027). Is this a fair assumption based on the dates provided in the RFP?	The dates in the RFP are correct. The duration of active design work should be determined by the Design schedule being submitted as part of the proposal.
142	Would you clarify what you are looking for regarding item 7 Bonding Capacity in the proposal submission requirements? Since we are not providing construction services, would this be applicable?	See response to #3.
143	For the cost review services under the consultant team, are you looking for FFE cost estimation, construction cost estimation or both?	Construction for the most part. The purchasing agent will be responsible for cost estimation of the FF&E. The Design Team should be aware of cost for material and fixture/furniture design during the process so they are not waiting for purchasing agent to confirm something is over-budget, when it is clearly over budget.
144	What level of customization from the model room standards is anticipated? Will this project be fully unique, with custom casegoods, carpet etc, or will the customization be largely limited to art and other less intensive design strategies. In other words is it more prototypical or more custom	This is described and discussed in the RFP. Hyatt Regency casegoods, furniture, carpet, etc. are custom to each project.
145	Related to the required insurance, can we assume that where it references "Contractor" that this can be modified to "Architect" or "Consultant" since we are not Contractors and this implies our role and liability is that of a "Contractor"?	See response to #3.
146	Is there a desire to reconfigure existing bathrooms and closets and potentially relocate plumbing and electrical to reflect the Hyatt prototype layout more closely?	No, aside from converting tubs to showers.
147	Exhibit 2 Project Scope Description Detail <ul style="list-style-type: none"> ○ Item 1.1.6 notes painting of all closet doors. Is the intent to keep the existing closet configuration some rooms? Item 1.12 notes new Hyatt Regency Show Closet. Please clarify. ○ Item 3.3.5 Address Shower gap by vanity – Please clarify. ○ Item 3.3.3 Clarify/Confirm if all floor and wall tile is to remain and be regouted. ○ Item 4.4.9 Replacement of damaged/worn/dated furniture – Are we to assume all FFE in 	<ul style="list-style-type: none"> ● Item 1.6 - No, existing closet configuration to be demolished to accommodate new show closet, pending budget constraints. ● Item 1.12 - Yes ● Item 3.3.5 – Resolve leaking of water out of shower at glass / framing next to vanity ● Item 3.3.3 - Yes, regouted as necessary. ● Item 4.4.9 - All furniture and casegoods are to be replaced.

	suites is to be replaced or is intent to keep some furniture? Are we to assume built-in millwork in Suites is to remain?	
148	Is there a target FFE and construction budget per key?	See responses to #1 & 17.
149	Is there a room type matrix available?	See response to #62.
150	Do existing rooms have a master switch at entry and at headboard? If not, are master switches desired and or required?	See response to #46.
151	Is Axminster or Nylon carpet desired/preferred for corridors?	Decision will be made based on Hyatt standards and budget constraints.
152	Is there an ADA survey? If not, will Owner have one done or will architect be responsible for this scope?	See response to #37.
153	We typically provide general design intent for Room ID and Elevator Lobby directional signs. The Owner's preferred signage fabricator then provides a comprehensive signage package with all sign types and wayfinding diagrams. Is this approach acceptable or is a specialty Signage/Graphics Designer required/desired for the project?	The signage will be bid out by the CMAR similar to other trades and as such will need to be designed and documented by the Design Team to a level to allow effective bidding.
154	How many Design Schemes are required (and for which areas) during the Schematic Design Phase? Are the schemes to represent different cost levels (high, mid, low)?	To be determined by the Design Team and indicated in the proposal. All schemes will need to meet the established budget with any variation being made up between portions of the budget, but within the overall.
155	How many suite schemes should we anticipate being documented?	One design scheme per configuration/type of Suite, after selection from design options.
156	We note the phased construction schedule, a few items to clarify regarding that; <ul style="list-style-type: none"> ○ Is the intent to maintain consistent GC for both phases? ○ Is the intent to document both towers in one documentation phase prior to Phase-2 South tower construction? ○ Is the intent to procure all FF&E for both tower renovations prior to Phase-2 construction or will procurement be phased? ○ Has purchasing agent been identified? 	<ul style="list-style-type: none"> • Yes, there will be one CMAR for both construction phases. • Yes • Possibly. Final determination to be made with Design Team, Purchasing Agent, and CMAR. • RFP for Purchasing Agent has been issued and procurement schedule is available on the MPEA website.
157	Will there be a model room constructed for both towers to identify unique conditions?	No.
158	Drawings provided are in AutoCAD format. Are we to assume the project is to be completed in CAD or is the desire or potential to convert to Revit?	See response to #140.
159	What is the anticipated time frame for CMAR efforts? 4 weeks? 8 weeks?	The intent is for the Package for the RFP for the CMAR to be issued ASAP. Design Team should indicate their anticipated schedule in the Design Team proposal.
160	Under Construction Documents the FF&E Installation packages shall represent tagged FF&E plans to assist the installer with their efforts, and not indicate necessary phasing, access routes, etc. Please confirm.	FF&E documentation does not need to indicate phasing or access routes.

161	<p>Sub-Consultants Scope: The inclusion of Furniture, Casework, and Art Custom Design and/or Selection among the sub-consultants in the RFP's PROJECT TEAM / SERVICES section raises questions about the division of responsibilities between Interior Design and these specialized areas.</p> <p>Typically, FF&E falls under the ID scope of work, and Artwork/accessories may also be included or separated. It would be beneficial for us to understand the Owner's intent regarding these services to ensure accurate proposal preparation.</p>	These services can be provided by the Interior Designer if they are qualified.
162	<p>Cost Review Process: Before CMAR onboarding, there is mention of a cost review. We would like to inquire whether the Owner is considering hiring a Quantity Surveyor (construction cost consultant) for this purpose, with whom AOR/ID team can collaborate to verify the budget.</p>	No. This is part of the Design Team's responsibility prior to the CMAR being brought on board.
163	<p>Scope of Work- HVAC vents: The exhibit mentions mechanical upgrades in the South tower, including new or refurbished fan coil units. Does the interior design team anticipate upgrades to the HVAC vents in the guestrooms associated with the fan coil units, whether on the wall or ceiling? Alternatively, is the plan to merely paint them to match the adjacent wall finishes as indicated on Exhibit 2-1.7?</p>	Yes. Finish TBD by the Design Team.
164	<p>Scope of Work- Hotel Labor and FF&E liquidation: What is the anticipation for the AOR/ID team to participate in the Hotel Labor and FF&E liquidation scope of work as listed in Exhibit 2-1.28 & 1.29? Does it necessitate our team's involvement in strategic planning, risk assessment, and proactive management to maximize returns and mitigate potential challenges?</p>	See response to #105. No.
165	<p>Design Review: What is the review process for presenting designs to MPEA and Hyatt? Will the design be presented to both parties concurrently at one meeting, or separately for approval?</p>	See response to #70.
166	<p>Design and construction schedule clarification:</p> <p>Design Package to procure CMAR Q4, 2024 CMAR Onboarded Q1, 2025 Model Room: Phase 1-Model Room Construction Q2, 2025</p> <p>Modifications and alternatives implemented during the Model Room will be integrated into DD and CD after completion of the Model Room. This allows a limited timeframe for bidding and permitting before construction commences on November 28, 2025. Are adjustments possible for the Model room, Design Development, and CD timelines, or must we adhere strictly to the established target dates?</p>	The model room can be completed as soon as the Design, Purchasing, and Construction schedule allows. A schedule indicating this is requested as part of the proposal.
167	<p>Regarding sustainable design alternatives: Agreement A-E Services stipulates that the Consultant shall consider them. Is LEED</p>	Yes, sustainable design should be considered. No, there are no requirements.

	certification being pursued for this project? Additionally, are there any specific LEED and Wellness guidelines applicable to this hotel project?	
168	Regarding the HVAC scope , the RFP states 'add isolation valves (521 CW and HW) plus access panels for south tower.' Our question is: Can you confirm if isolation valves are required to be added to each individual CW/HW riser serving guestrooms and floor where these are to be installed?	Yes, at each riser at each floor in a back-of-house locations.
169	Are the Hyatt Regency Brand Standards and Experience captured in Exhibit 3 - the Model Room renderings or will anything further be provided by Hyatt with respect to the current Regency brand standards?	The selected Design Team will be given access to the full Hyatt Regency standards.
170	Can the OS&E Specifications noted in Exhibit 3 be provided	No. Not included in the scope of work.
171	Can the FF&E Specifications noted in Exhibit 3 be provided?	No. They will be provided as examples to the successful proposer. Design Team to provide full custom drawings and specifications for bidding.
172	Are there Sustainability goals/objectives for the project(s)? a. LEED or WELL Building Certifications? b. Water-use goals or objectives?	No. Best practices should be used.
173	Does the MPEA have an intent or established approach to procure materials locally and/or nationally versus internationally?	The responsible use of MPEA funds includes procuring materials and items that are cost effective, the most durable, easily cleaned, easily repaired, have replacement parts easily accessed and sourced in a timely fashion.
174	Can the initial budget for the project be shared at this time? a. Phase 1 b. Phase 2 c. Phase 3 d. Art and Accessory Package	See response to #1.
175	Cost Estimate - Are you requesting that the Design Vendor provide a Construction Estimate?	See responses to #34 and #143.
176	Does the early intent package include art & accessories?	The early package to be used for the CMAR RFP should include information for them to provide a GMP, whether it be an actual design/selection or an allowance. Art and accessories are a part of the GMP.
177	Confirming there are (20) twenty distinct room types including: Guestrooms - South Tower - King Guestroom - King ADA - King Guestroom B - Double Queen Guestroom - Double Queen ADA - North Corners King Guestroom - South Corner King Guestroom - North Corners Suite - North Corners Deluxe Suite - VIP Suite (Level 31)	Refer to existing drawings and response to #62.

	<p>Guestrooms – North Tower</p> <ul style="list-style-type: none"> - King Guestroom - King ADA - Double Queen Guestroom - Double Queen ADA - Northeast Corner King Suite - Southeast Corner Executive Suite - Northwest Corner King Suite - Southwest Corner King Suite - Northwest Double Suite - Northwest Double Suite 	
178	Please confirm that no Service Elevators are in scope.	Correct.
179	Please confirm which two Parking Elevators are in scope.	The two that provide access to the parking levels from the main lobby.
180	Is there any intent for there to be multiple corridor designs, for example, elevated levels of finish and/or differentiated art and accessories on floors with Suites?	No.
181	There is seven month separation between construction of Phase 2 and Phase 3. Is the intent to award the entire project including all three phases Q3, 2024 as noted in the Project Key Dates or will there be any separation of the contracts per phase?	One CMAR will be awarded for the whole project.
182	<p>Please confirm the design teams' Construction Administration support is per below:</p> <ul style="list-style-type: none"> a. South Tower - 18 week duration assumed per Project Key Dates b. North Tower – 18 week duration assumed per Project Key Dates 	Approximately, plus model room and close-outs.
183	Form I – Special Conditions regarding Minority and Women Business Enterprises appears to be blank.	See response to #76.
184	Bonding Capacity - Please clarify your intent for bonding by the design service vendors.	See response to #3.
185	Should Form F be included in the proposal or submitted separately?	Required Form F should be submitted as a separate document.
186	Who will be the PM for the project(s)?	See response to #23.
187	Please confirm direction for electrical controls for the room and lighting. We assume a new system would be installed that would integrate lighting, shading, and AV? Occupancy pr daylight sensors?	<p>See response to #46.</p> <p>Occupancy and daylight sensors only as code required.</p>
188	Are there any other room components that should be considered for controls per the current Hyatt Regency Brand Standards or experience?	TBD.
189	Should any Suite entry door upgrades be included in the scope?	See response to #126.

190	Strong smells were encountered while touring the North Tower. Please confirm there is no scope for HVAC and/or mechanical components for the North Tower	There is no current scope for HVAC in the north tower.
191	Is there a budget proposed for the project?	See response to #1.
192	Are there any sustainable certifications or requirements to be followed, considering North Tower's LEED 2009 New Construction certification?	No. See response to #167.
193	Under CA: what are the expectations of punch listing for each Tower? RFP mentions one punch list per phase, but we assume several punch list visits per Tower will be needed to punch all corridors and guestrooms.	The punch listing process will have to follow the CMAR as they complete construction on groups of floors for both phases. Final schedule to be determined by the CMAR.
194	Do MBE/WBE firms need to be registered with the City of Chicago to be considered eligible participants?	See response to #106.
195	What is the extent of FCU replacement we should assume? The RFP notes "replace or refurbish" and the detailed scope references an "allowance" for FCU replacement.	All FCU's in the south tower guest rooms, corridors, and elevator lobbies to be replaced or refurbished as part of the Design Team's scope.
196	The RFP did not identify low voltage/ICT, etc. However, the detailed scope notes some related work such as TV replacement and "entertainment package." Should low voltage be included, or is another vendor providing this for the design team to coordinate with.	Yes, as required by the scope of work. There is no separate vendor. All work will be described in the Design Team's documentation for bidding.
197	Would a contractor that is part of the team for pre-bid cost estimating be allowed to bid on the construction of the project?	See response to #10.
198	Will the Hyatt Regency guestroom prototype package require any additional level of customization (outside of adapting to existing conditions)	See response to #26.
199	Are cost estimate expectations related to FF&E only or GC items as well.	See response to #143.
200	Please describe your expectations to multiple concept schemes as it relates to the prototypical rooms package.	As described and discussed in the RFP.
201	Please describe your expectations of the AOR as it relates to bonding capacity.	See response to #3.
202	Please expand upon cost review expectations as it related to the CMAR	The Design Team is expected to work with the CMAR and the Purchasing Agent to review costs at all phases of the project to ensure project is on budget.
203	Confirm the financial audits relate to the prime only	Yes, this is correct.
204	Will there be a LEED Consultant or Sustainability Consultant on the project? Will products specified need to meet any LEED standards?	No.
205	Can you define the list of approvers and key stakeholders organizational and reporting structure needed to move each phase of the project forward?	MPEA and local and corporate Hyatt personnel.

206	What have been the most successful efforts to ensure all parties on the ownership side are in sync to provide direction and approvals pre-agreed upon prior to giving direction to the Hospitality Design team?	See response to # 89.5.
207	Please confirm it is acceptable that we require a final approvals and sign off of quantities by ownership or owner's rep prior to the procurement of final items and cannot be held responsible or required to pay for miscalculated quantities that have been procured once signed off.	The Design Team is not responsible for procurement.
208	Does MPEA provide retainer deposits to start?	No.
209	On Exhibit 2, please explain line item 1.29 "Hotel Labor"	See response to #105.
210	On Exhibit 2, please explain line item 1.28 "FF&E Liquidation"	See response to #105.
211	On Exhibit 2, please explain line item 3.3 "Clean and tile finishes (regROUT floor tile,) Are there plans to try and salvage some of the tile and regROUT?	This is indicating that the tile is to remain and be cleaned and re-gROUTed as necessary.
212	What is the budget for the project overall, and broken into spaces?	See response to #1.
213	How much variety in design and product should be planned for between the spaces? How will design vary from unit type?	One design scheme per configuration/type of room, after selection from design options.
214	Who be responsible for the full room mock-up?	The Design Team, the Purchasing Agent, and the CMAR.
215	How many schemes are intended for the typical rooms?	One design scheme per configuration/type of room, after selection from design options.
216	How many model rooms are being planned?	2
217	How many suites will there be?	See response to #62.