



Memo: Alamo Visitor Center & Museum
Architect RFQ – Amendment No. 2
From: Alamo Trust Inc. (the Trust)
Date: July 9, 2021

This Amendment is intended to document questions asked by respondent firms during the RFQ solicitation period.

1. Question: Can the Alamo Trust provide further clarification or break down of the project budget prior to the submission deadline?

Answer: The Trust will provide project budget information to short-listed firms. Respondent firms with comparable museum experience should have an understanding of the project budget breakdown given the information provided in the RFQ solicitation.

2. Question: Regarding selection criteria 2.4 Prior Experience, please clarify the Trust’s definition of “lead team” when considering the relevant projects.

Answer: The term “lead firm” refers to the responding entity that will represent and lead the design team during the visitor center and museum planning phase. Similar relevant work that entity has completed should be highlighted.

3. Question: Is there a minimum and/or targeted Small Business Enterprise participation percentage?

Answer: The Trust does not have a minimum or targeted participation level at this time. However, the Trust recognizes diversity is critical whether related to business size, ownership, or perspective. The goal is to create a world class visitor center and museum utilizing an inclusive approach without sacrificing quality of the final product or the process to achieve it.

4. Question: Related to section 2.3 PROJECT APPROACH: Who are the main user groups that would be involved in the project that we would need to coordinate with?

Answer: The Trust personnel and selective consultants will be the main user groups.

5. Question: Related to Section 2.5 REFERENCES: I wanted to confirm that you are looking for a total of nine references (three references per each of the three project examples submitted).

Answer: Yes. It is the desire of the Trust to receive references from clients and contractors that can speak directly to the firm capabilities as well as to the specific team members being proposed.



6. Question: Related to Section Small Business Enterprise Participation: Are there specific small business thresholds and categories that we would need to meet? Do you have a list of preferred local small business firms that should be considered?

Answer: See above for thresholds. There is not a list of preferred local small business firms.

7. Question: For the pre-submission Zoom meeting: do we need to pre-register with you for this?

Answer: Yes, an email response to AlamoPlan@thealamo.org expressing interest will result in your firm receiving the Zoom Meeting invite.

8. Question: Can you please clarify the scope of work for this project for Broaddus & Associates and elaborate on the text in the RFP “B&A will focus on the design and implementation strategies associated with the project” and “B&A currently manages and facilitates projects at the Alamo such as the new Exhibit Hall and Collections Building”

Answer: The Trust has engaged Broaddus & Associates (B&A) to serve as the Alamo Plan Project Manager. Responsibilities of that engagement include facilitating and coordinating the design and construction process working directly with Gallagher Associates and the professional design consultants. The Exhibition Hall and Collections Building is one of several on-going projects B&A is managing.

9. Question: Can you please clarify what you see as the relationship between the A/E team and B&A? This will clarify our RFQ response.

Answer: The A/E team will work closely with B&A during all phases of the project.

10. Question: Can you expand upon the anticipated \$265 million project budget and how you expect to contract based on available funds? (Clarification of final note in section 1.3 of the RFP)

Answer: Shortlisted firms will receive a more detailed project budget breakdown. See Amendment No. 1 for anticipated contract form. The Trust anticipates contracting for comprehensive design services at this time but appreciates the flexibility required for adjustments to project parameters in the future given the complexities of the project.

11. Question: Can you please define what the general landscape scope is associated with the museum at grade level? The RFQ only infers structured roof decks, but Landscape Architecture is part of the request.

Answer: It is anticipated the project scope will include portions of the surrounding environs in conjunction with the Alamo Plan.

12. Question: Can you please define any civil scope that would be needed?

Answer: Anticipate civil scope commiserate with an existing urban site and construction of a new world class visitor center and museum.



13. Question: Do you have expectations for the project schedule and when you desire the new Building to be open?

Answer: The expectation the Trust has relative to the proposed schedule required in the RFQ submission is that it be a thorough and realistic representation of the respondent firm's capabilities. The Trust will accommodate a brisk design schedule.

14. Question: Are there any drawings of the existing buildings in existence?

Answer: Please refer to the John Waite report posted on the ATI website. If additional drawings are located they will be distributed to interested firms.

15. Question: Do you have an anticipated schedule for Stage Two Short list and Stage Three to be under contract?

Answer: Please refer to Amendment No. 1.

16. Question: The RFQ specifies that exhibit design is not part of this scope of work. However, it seems that the cost of the exhibits will be included in the budget. Would you mind confirming or denying this?

Answer: Confirmed, the exhibition design is included in the stated budget.

17. Question: In terms of site development, would you be able to provide the budget and the utility scope that will be associated with this phase of work?

Answer: See responses to Question #10 and #12 above.

18. Question: Do we need to include a cost estimator in our proposal?

Answer: The RFQ requires that responding firms structure their teams to "include all the necessary skills required to fully execute the project." The RFQ also states the Trust, "would be interested in any other consultants that you think would be necessary based on our experience."

19. Question: Can you confirm the page limit is 100 pages?

Answer: Yes, the page limit is 100 pages of printed material.

20. Question: Can you repeat where the Waite Report can be found?

Answer: The Waite report is posted on the ATI website.

21. Question: Is the RFQ limited to only invited primes? Or publicly open to A/E primes?

Answer: There are no invited primes or otherwise. The RFQ is publicly posted on the ATI website for consideration by any firm.



22. Question: Fair to characterize the project as primarily adaptive reuse of historic buildings rather than new build?

Answer: *The Waite report characterizes the existing buildings as worthy of being used in one capacity or another for their historical significance.*

23. Question: Can you provide the URL for the RFQ and Amendment?

Answer: www.thealamo.org.

24. Question: The Waite report anticipates keeping the Palace Theater, but it is implied that the theater may be removed. Please advise.

Answer: *The best use of the existing Palace Theater will be determined during the design phases of the project.*

25. Question: What is the relationship between this project and the 2018 procurement of the Alamo Museum and Visitor Center?

Answer: *The current effort intends to learn from past debate but should be considered separate.*

26. Question: Who will review and approve the work?

Answer: *The client and representatives thereof. The Trust will work closely with the City of San Antonio and the General Land Office.*

27. Question: Are you willing to post the list of attendees as a part of the Amendment?

Answer: *The Zoom Meeting attendee list is included here. Please note, the information provided is as downloaded from the Zoom Meeting software and the Trust has not confirmed the accuracy of the information and is providing the data as a courtesy.*



Name (Original Name)

12063558266	
14103321009	
16172308019	
16174267070	
19178902596	
Adam Bridge	ASG Architects
Alex O'Briant	
Allison Chambers	FPC
Amy Cuddy	ASG Architects
Amy Lim	Cooper Robertson
Andrea Beard	Cavagnero
Andy Albin	EYPAE
Angela Matchica	
Barcelona Conference	Fentress
Beth Hudson	Alamo Architects
Britney Dubin	Gensler
Bruce Davis	
Carin Miller	Overland
Carolyn Kiernat	Page Turnbull
Casey Gallagher	Ewig Cole
Cassidy Humphrey	Fentress
Courtney Barone	Jaffe Holden
Dakota Keene	Mithun
Dan Hayes	
Danica Tyler	Jackson Rayn
David Koren	DSRNY
David Lake	Lake Flato
David Skaggs	HKS
Erika Passailaigue	Datum Engineers
Erika Picard	Overland Partners
Geoffrey Eddy	ARUP
Gretchen Coss	Gallgher & Associates
Guy Geier	FX Colabrotive
jack black	
Jay Caddell	HKS
JCad iPhone	
Jeff Russell Burchard	Machado Silvetti
Jen Lathrop	M Maltzan
Jenny Schecter	Trahan Architects
Jess Nickel	Allied Works
Jim Shelton	Gensler
Joe Lembo	Kohler Ronan Engineers
John Kasman	PGAV
Jon Rollins	
Jorge Silvetti	Machado Silvetti
Jose Eduardo de la Garza-	West East Design Group



Josephine Donde	
Josh.Petty	CRTKL
JRA Zoom	Jackson Ryan
Judy Pesek	Gensler
Kaitlin Pravetz (Kaitlin Pravetz)	GWWO Architects
Karl Stumpf	EYP&E
Kathleen Fitzpatrick DLR Group	DLR Group
Keith Alnwick	Allied Works
Larry Barr (lbarr)	
Larry Burns (KHA)	KHA
Lauren Cook	Mithun
Leslie Jenkins	
Leslie Krupa	John G. Waite Associates
Lindsay Hansmann	Quinn Evans
Madeline Nelson	Page Turnbull
Mary Beth Lineberry (Lake Flato) (Mary Beth)	Lake Flato
Matt Chalifoux	
Meaghan Murphy	
Michael Lanford (Susan Lanford)	
Michael Rey	
Michael.Sweeney	
MPennekamp	
Nancy Hudson	Silman
Nancy Rankin	John G. Waite Associates
Natasha Ryan	
Nicholas Garrison	FX Collaborative
Pat Dimond	
Patrick Sean McCafferty	ARUP
pgallagher	G&A
Ricardo.Pittella	
Rich Franko Mithun (Rich Franko)	Mithun
Rick Archer	Overland
Rick Fourie	
Robert	
Samuel.Berrigan	
Scott Geiger	Reed Hilderbrand
snewm	Cooper Robertson
Sophie Allen	Reed Hilderbrand
Stephanie Favia	SOM
Stephanie Randazzo Dwyer	MACHADO SILVETTI
Stephen Pinto	Grimshaw
Susan Lanford	
tom hippman	CRTKL
Wade Scaramucci	
Wardell Ross	Moody Nolan
Yeng Wu	Ennead
Yeng-Tse Wu	



End of Amendment No. 2