

**ADDENDUM - QUESTIONS AND REPONSES TO RFP – CROWN THEATRE AND ARENA
MODERNIZATION/RENOVATION RFQ 719**

Please see below the questions received and responses for the Crown Theatre and Arena Modernization/Renovation RFQ -719 (Responses are in Blue)

1. Please confirm renovation is intended to include Crown Arena and Crown Theater ---- **Yes**
2. Are primary seating configurations or structure supporting the seating bowls of either venue anticipated to be altered? – **They can be if needed.**
3. Are lateral upgrades of the venues anticipated as a part of the renovation? **Depends on future discussions with the selected architectural/design firm.**
4. Are enhancements of the overhead rigging capacity of either venue anticipated as part of the renovation? **Yes**
5. Are any expansions (vertical or horizontal) anticipated or on the table for discussion with either venue? **Could be based on discussions with the firm selected.** Or will renovation be confined to stay within the existing building shells? **Either/or based on discussions and recommendations of the awarded firm.**
6. Please confirm maximum intended project cost. \$80 - \$100 million appears to be reported but not included in the RFQ information. **Yes, this correct.**
7. How definite is the April 1, 2028 deadline? **Flexible, but really would like to have the project finished shortly after this date, but if not feasible, we are flexible.** The program seems tight for design and construction in 24 months.
8. Could you please confirm that the RFQ is NOT requesting the design team to increase the seat count from 2,400 to 3,000 seats in the existing performing arts auditorium and 89,000sf. We think that the description of 3,000 seats and VIP seats plus flat floor for dining, etc. is a description of the previous design which has been cancelled. **Correct – it is up to 3000 seating.**
9. What is the budget? We would have to develop the budget based on discussions to modernize and or renovate. **\$80 - \$100m has been previously discussed with the Board.**
10. Will Oak View Group continue to be the operator of the renovated facility? **Yes**
11. Is there a CMaR already chosen for the project? **No** With such a tight time frame, who will be making decisions that affect the design, schedule and budget? **We will have an owner's rep assisting with these decisions.**
12. The requirement to be completed and available for use by April 1, 2028, is aggressive for a project of this scale. Is it possible to provide additional information on what is driving this date? **ADA requirements, but I think this can be adjusted.**
13. Under section IV.2, B, there is a requirement for submittals that have the Crown Arena and Theatre as one project and a submittal that has them as separate projects. If separate projects, will the schedules be different? **Yes, the Crown Theatre should be the first/primary project with the Arena being the secondary project.**

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14. We are having difficulty accessing the “Additional Supporting Documents” under the link provided. Would it be possible to verify the link? **Yes, I will have for you tomorrow. Trying to fix the issue.**
15. **Section II.1E&F** – confirming that the reference to 1.7C and 1.7D are intended to reference 1.6C and 1.6D. **Yes**
16. **Binding of Proposals** – is there a preference in how the 5-hardcopies are bound: 3 Ring Binder; Spiral bound; or simple binder clip to keep the pages together? **There is not any preferred format. That will be your decision on how the responses are bound.**
17. Is it preferred that aside from the **Cover Page, Cover Letter** and **Table of Contents** that any Section Start/Divider pages are included and, if so, do they count towards the 50-page limit?
18. **Section II.8** (page 9/17) - Will the pages in the **Appendix** count against the 50 pp maximum? **The divider will not be considered part of the 50 pages.**
19. For the presentation to Cumberland County, will that be in person or virtual? **In person**
20. What is the Plan to expand versus staying within the existing exterior walls given the potential requirements for new program spaces? **That will have to be determined once the architect is selected.**
21. Will there be any requirements for generating staffing plans, an operational pro forma or FOH function and/or advice? We can offer strategic planning input. **Not at this time.**
22. How does the team proposed schedules factor into fit into the evaluation criteria? **In a general manner as long as it can meet the requested timeline.**
23. Will there be an opportunity to meet with potential users to better understand the technical requirements of the theatre? **Yes**
24. page 13/17 - Has the feasibility study and market analysis, dated September 13, 2021, been updated? If so, may we have a copy? **The feasibility study has not been updated since 2021.**
25. Pages 13-15 -- At what point will the County retain a Construction Manager for pre-construction cost estimating and scheduling? **After the selection of architect.** Or should the Architect provide cost estimating and scheduling periodically at each design phase of the project? (page 14/17) **Yes**
26. When should we be expected an official Addendum to be published to Cumberland County, NC Procurement site? **Tomorrow afternoon**

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27. Is the project seeking LEED certification? **No, but may be considered as we discuss with the successful firm.**
28. Is there a budget for the construction project? **Previous discussions included a budget of approximately \$80 to \$100m, but this will have to be determined based on the project/program.**
1. Are we to design to the budget? **We will work in coordination with the successful firm to develop a cost estimate.**
29. The RFQ references a cost estimate - is that scope expected to be completed by the design team or is that something that is provided by an outside party? **Design Team**
30. Based on the program listed in the RFQ IV.2.B - is the County open to expanding the footprint of the existing facility or is this program expected to function within the existing footprint? **We are / want to explore both options.**
31. Are there County design standards that should be taken into account for this project? **Yes**
32. "II.1. E- Letter of Intent Instructions (pg 10 of PDF document) says, "**E. Qualifications Validity Timeline:** A statement confirming I.7 D of this RFQ ", Was this referring to "I.6.D" (pg 7 of PDF document)? **Yes**
33. "II.1. F Letter of Intent Instructions (pg 10 of PDF document) says, "**F. Official Signatures:** Signature(s) as required by I.7 C ", Was this referring to "I.6.E" (pg 7 of PDF document)? **Yes**
34. Are Key Staff resumes provided counted against the 25 page count limit? **Yes**
35. How firm is the target opening date of April 1, 2028? **Flexible, but we would like to stay as close as possible to this date.** What is driving that date for your opening? **ADA requirements.** That timing would lead to an extremely accelerated schedule which may not be in the County's best interest given the likely complexity of renovation. **Noted and appreciate the feedback.**
36. If that date is firm, is that for the theatre only? Or for the theatre and arena as well? **Theatre only due to the ADA requirements.**
37. Is the County firm on renovating the existing buildings or would you consider an entirely new facility that would meet all goals on the site of the Arena/Theater complex? **Considering all options.**
38. The RFQ states "The County is anticipating the facility to be approximately 89,000sf with the capacity for an event up to 3,000 seats. . . " which was the stated scope for the original project that was to be built downtown. How does that total square footage compare to the existing square footage of the Theatre and Arena? Is there an expectation this project would increase the capacity of the existing theatre beyond the current 2,440? No expectation. **The scope with be determined based on the work with the selected firm.**

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39. Do you have a specific percentage goal for MWBE or SDB participation? **No – we must follow Federal and State regulations regarding this.**
40. The RFQ encourages partnerships with local businesses. What does the County consider to be “local”? **Within Cumberland County**
41. In section II.5.B, the RFQ notes expertise in workshops and presentations to neighborhood groups, etc. Does the County anticipate a public input process for this project? **Possibly** Or more of a public information process? If so, how many should we anticipate in the schedule? **This can be determined later. No formal schedule has been discussed.**
42. Section II.5.G of the RFQ requires the “Ability to meet sustainable requirements. . . .” What are those sustainable requirements? **LEED if possible.** Is there a specific level of LEED Certification required? **No**
43. Section III.1D refers to a signature required in I.7.C and II.1.G, however, 1.7.C does not refer to signatures and there is no II.1.G. Can we assume you mean I.6.C and II.7.F? **Yes**
44. Similarly, we are unclear on what is required by III.1.E since neither I.7.D nor II.1.F refer to a required statement. Can you please clarify? **See my response to 9 and 11. An addendum will be posted tomorrow.**
45. Also similarly, can we assume the reference in III.1.F to Part I.1.7.B is actually referring to I.6.B which states the format and number of submittals required? **Yes**
46. Understanding that Cumberland County encourages partnerships with Small Diverse Business, are there any specific involvement requirements (as a % of fee)? **No requirements - must follow Federal and State regulations.** And if so do these apply to all design services equally or is it cumulative for the entire design team? **Cumulative, if you do involve Small Diverse Business.**
47. When preparing Letter of Interest as (described in Part II.1) can should a single "Strongest Asset" statement be provided by the Prime Professional or should one statement be provided by each entity of the design team? **It will be your decision as to how you present this information and stay within the 50-page limit.**
48. Has there been any updates to the 2021 feasibility study & market analysis? **No updates have been completed.**
49. The requirement to be completed and available for use by April 1, 2028, is aggressive for a project of this scale. Is it possible to provide additional information on what is driving this date? **ADA Requirements**
50. Under section IV.2, B, there is a requirement for submittals that have the Crown Arena and Theatre as one project and a submittal that has them as separate projects. If separate projects, will the schedules be different? **Yes**

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- 51.** We are having difficulty accessing the “Additional Supporting Documents” under the link provided. Would it be possible to verify the link? [Crown Event Center](#)
- 52.** What are the differences between this RFQ and the RFQ previously issued on 9/12/22 and previously awarded? [Please see the RFQ document.](#)
- 53.** RFQ refers to the Crown Complex as the Arena and the Theatre. Can you highlight on a map what buildings are included in the scope of this RFQ? [Unfortunately, it would not be appropriate for me to provide this information.](#)
- 54.** The budget for the scope of work in the 2022 RFQ was \$80M. The Ewan Cole design was estimated at \$145M. Knowing that projects have only increased in cost, what is the actual budget for the scope of work in this RFQ? [Discussion have been held regarding a budget not to exceed \\$100m. The final budget will have to be developed based on the approved scope of the modernization/renovations.](#)
- 55.** What has changed in the project scope or in the funds available to the enable this project to be completed within budget? [Please see my response to No. 2.](#)
- 56.** What construction delivery method this project will be? [More than likely design – build.](#)
- 57.** Project Budget – [Previous discussion approximated a budget of \\$80m to \\$100m but that will have to decided based on the approved project program.](#)
- 58.** Timeline when the construction RFP will be released? [Early 2026](#)