

RFP Phase 2 – Addendum No. 1

Abbreviations used. Request for Proposals (RFP); Schematic Design (SD); Design Development (DD); Construction Documents (CD).

Procurement and Proposal Requirements

Question 1

Is this an open solicitation or is there an invited bid list for these Services?

Response. This is an open solicitation. The Request for Proposals has been publicly posted, and any interested and qualified firm may submit a proposal in accordance with the Request for Proposals.

Question 2

We understand the intent to separate construction scope between Core Building and Experience elements (Sections 3.1-3.4). Our understanding of the design team scope is that we are to include consultants for Experience design, environmental graphics and wayfinding, and similar disciplines in our team (Section 3.6) and oversee coordination with them, but that fees for those services are to be indicated as Additional Services (Section 6). Is our understanding correct?

Response. Yes. Proposers should include in their approach the coordination necessary to support delivery of an Experience-Ready Building. Services such as exhibition design, environmental graphics, signage and wayfinding, and similar Experience components are not included in Base Services unless expressly proposed as Optional or Additional Services with separately stated fees, consistent with Section 6.

Question 3

Could you share who else has received the Request for Proposals for Phase 2?

Response. Because this is an open solicitation posted publicly, there is no defined distribution list of recipients. Any interested firm may access the solicitation and submit a proposal.

Question 4

Is there an expectation for construction administration representation from the selected team after Construction Documents have been issued?

Response. No. Construction administration and other construction-phase services are not included in Phase 2 Base Services. Those services may be procured later as Optional or Additional Services.

Question 5

Do you all have any preferences or expectations on consultant or subconsultant exclusivity?

Response. The Client does not impose exclusivity requirements on consultants or subconsultants for this solicitation. Proposers may structure their teams as they choose, subject to the Request for Proposals requirements and their own private teaming arrangements.

Question 6

Can you please confirm the Client will be retaining the cost estimator?

Response. Yes. The Client anticipates retaining independent cost estimating or preconstruction services. The design team is still responsible for preparing the cost-estimating packages required at the end of Schematic Design and Design Development in the format required by the Request for Proposals.

Question 7

Can you provide further detail on the information you would like to see in the phased staffing plan, and do you have an example of a staffing plan you would like us to use?

Response. The phased staffing plan should show how the proposed team will resource the work across Schematic Design, Design Development, and Construction Documents. At minimum, identify key personnel by discipline, their roles, and their anticipated level of involvement by phase. No required template is provided.

Question 8

Please confirm if “Work Plan” means detailed project scope.

Response. No. For proposal purposes, the Work Plan means the team’s proposed approach and methodology for delivering the requested services, including coordination, management, quality control, schedule execution, and stakeholder interface. It does not need to restate the Request for Proposals scope verbatim.

Base Building Scope and Client-Provided Information

Question 9

Are outdoor program elements, such as the amphitheater and terraces, intended to be designed during Phase 2 or only coordinated for future plans?

Response. Phase 2 is intended to focus on the Cultural Center and Museum building and the site work directly required to support that building within the Phase 2 limit of work, including required accessible routes, fire access, service and loading access, utility tie-ins, and similar building-related site improvements. Outdoor program elements such as amphitheaters, terraces, and broader campus features beyond that limit are not included in Phase 2 Base Services unless separately authorized.

Question 10

How fixed is the Phase 1 architectural concept?

Response. Phase 1 establishes the baseline vision and conceptual direction for the project. It is not a final design to be replicated verbatim. The selected team is expected to refine and develop the design through Schematic Design, Design Development, and Construction Documents in collaboration with the Client and consistent with program, budget, and site context.

Question 11

Will an updated survey be provided?

Response. Existing survey and site information in the Client’s possession will be made available to the selected team to the extent available. If updated survey work is required, it may be procured by the Client or authorized as an Additional Service.

Question 12

Do you anticipate a need for additional geotechnical borings?

Response. Previously completed geotechnical and subsurface information will be provided to the selected team to the extent available. If additional borings or related investigations are recommended during design, they will be coordinated with the Client.

Question 13

How much site work do you anticipate being included in Phase 2?

Response. For proposal purposes, assume site design limited to the improvements directly required to support the building and permit-ready development within the Phase 2 limit of work. This includes building-related access, utility tie-ins, grading and drainage immediately associated with those improvements, and other code-required site improvements. Broader campus landscape or program elements outside that limit are excluded unless separately authorized.

Question 14

Will there be a core and shell permit set with base building interiors and no gallery interiors?

Response. The permit set should include the core and shell and the base building interiors required for occupancy and code compliance. Gallery interiors may be issued as shell space or coordinated as separate packages depending on final Experience scope decisions.

Experience Scope and Specialty Disciplines

Question 15

Please confirm whether the Client is seeking only experience planning and integration during Schematic Design, Design Development, and Construction Documents, or also a full exhibit design scope through fabrication documentation.

Response. Base Services are limited to experience planning and integration necessary to support the building design and deliver an Experience-Ready Building. Full exhibit design through fabrication documentation is not included in Base Services unless separately authorized.

Question 16

Please confirm whether exhibit fabrication, media production, audio-visual integration, specialty lighting, environmental graphics, and furniture, fixtures, and equipment procurement are anticipated as part of this procurement, future phases, or separate bid packages.

Response. These items are not included in the Base Services for this procurement. Exhibit fabrication, media production, audio-visual integration, specialty lighting, environmental graphics, and furniture, fixtures, and equipment procurement may be procured in future phases or through separate packages at the Client's discretion. The selected team is expected to coordinate the building design as required to support an experience-ready building.

Question 17

Please confirm whether the Client expects the proposing team to include named exhibit-specific subconsultants for audio-visual, media, or interactive design at this stage, or whether these may be identified as future specialty partners.

Response. Proposers may include exhibit or experience consultants as part of their proposed team to demonstrate coordination capability. The Client is not requiring that all future specialty partners be fully identified at this stage and reserves the right to procure certain Experience disciplines separately.

Question 18

Please clarify whether the Client has a preferred procurement model for Experience packages, such as client-furnished and contractor-installed, design-build specialty packages, or separate bid packages with a lead integrator.

Response. No final procurement model has been established for the Experience Scope. Proposers may recommend a packaging approach, but the Client reserves the right to determine the final procurement strategy.

Question 19

Please provide any current budget assumptions, benchmarks, or funding targets for the Experience Scope, including exhibits, audio-visual and information technology, media, environmental graphics, specialty lighting, and furniture, fixtures, and equipment.

Response. An Experience budget has not yet been established. Proposers should not assume a defined Experience implementation budget beyond the separation between the Building Not-to-Exceed budget and the future Experience Scope.

Question 20

If no Experience budget has yet been established, should proposers provide only fee assumptions for design services?

Response. Yes. Proposers should provide fee assumptions for the experience planning and integration services included in their proposal and clearly identify any additional or future services separately.

Question 21

Please clarify what curatorial, interpretive, or content planning work has already been completed, if any.

Response. Phase 1 included conceptual visioning for the Cultural Center and Museum. Detailed curatorial, interpretive, and exhibition planning has not yet been completed and is expected to be developed in later phases.

Question 22

Please confirm the current status, approximate size, and nature of the collection and archive, including any known conservation requirements.

Response. Specific details regarding the size, composition, conservation requirements, and long-term stewardship of collections and archival materials have not yet been finalized. Those items will be developed in later curatorial and Experience planning phases.

Question 23

Please confirm whether the intended exhibition narrative is focused primarily on Malcolm X's life and legacy, Malcolm X in relation to Omaha, or a broader story including leadership, culture, and civic history in Omaha.

Response. The detailed exhibition narrative has not yet been finalized. Proposers should understand that the broader vision centers on Malcolm X's life and legacy and its relationship to Omaha; the final interpretive framework will be developed in later Experience planning.

Question 24

Please clarify whether the Client expects the experience team to include a community engagement or listening process as part of Base Services or as an Additional Service.

Response. Formal listening sessions, public engagement planning, advisory group facilitation, or similar expanded engagement services are not included in Base Services unless separately authorized as Optional or Additional Services.

Question 25

Are there existing advisory groups, scholars, historians, educators, artists, or community stakeholders who should inform the experience design process?

Response. The Client has an advisory committee and may also engage historians, scholars, educators, artists, and community stakeholders as the project advances. Coordination with such parties will occur as directed by the Client.

Question 26

Please confirm the anticipated operational model for the museum and cultural center, including any assumptions about attendance, ticketing, temporary exhibitions, school groups, and event programming.

Response. The detailed operational model has not yet been finalized. No additional operating assumptions regarding attendance, ticketing, temporary exhibitions, school groups, or event programming are being issued as part of this addendum. Proposers should base their approach on the project materials provided in the Request for Proposals, with more detailed operational planning to be developed as the project advances.

Question 27

Please confirm whether there are any known requirements for object conservation environments, rotating loan exhibitions, broadcast and recording capability, multilingual interpretation, accessibility beyond code minimum, or digital content management systems.

Response. No additional requirements for these items are being issued as part of this addendum. Proposers should base their approach on the project materials provided in the Request for Proposals. Any such requirements will be further developed as the project advances.

Phase 1 Concept, Teaming, Delivery, and Funding

Question 28

The Request for Proposals states that teams should be prepared to begin work at Phase 2 and advance the concept design work that was developed during Phase 1. Is it the Foundation's intent that the winning team will be given latitude to revisit the conceptual design drivers and approach, or are teams to adhere strictly to the approach of advancing and building upon the Phase 1 concept?

Response. Phase 1 establishes the baseline vision and conceptual direction for the project. The selected team will be expected to build upon and refine that work through Schematic Design, Development, and Construction Documents. The Client is not requiring verbatim replication of the Phase 1 concept; however, proposers should treat the Phase 1 materials as the baseline for further development, subject to refinement in response to program, budget, and campus context.

Question 29

If the Foundation desires to advance the Phase 1 concept verbatim, will the original design team be allowed to pursue the project independently or be required or encouraged to team with pursuing firms?

Response. The original Phase 1 team has no exclusive role in Phase 2. Any eligible team may propose. Teaming with the Phase 1 team is neither required nor prohibited.

Question 30

Is the Foundation at liberty to share the name of the lead Phase 1 firm and the structure or members of that original team?

Response. Yes. The Phase 1 Campus Master Plan and Cultural Center and Museum concept design were led by Gensler, with Alley Poyner Macchietto Architecture serving as local architecture partner.

Question 31

The Request for Proposals appears to suggest an affinity for the Phase 1 concept. If that is correct, can the Foundation share its rationale for soliciting alternative architectural and experience design teams?

Response. Phase 2 is being procured through an open and competitive solicitation consistent with applicable procurement requirements. The existence of Phase 1 concept work does not limit the competition for Phase 2.

Question 32

Please share the desired project delivery model: Design-Bid-Build or Construction Manager at Risk?

Response. For purposes of this procurement, proposers should assume a client-controlled delivery structure with a pre-selected builder. MX Development Group has already been selected as the Client's designated builder, and the selected design team will be expected to prepare permit-ready, trade-bid-ready construction documents suitable for trade procurement. This solicitation does not include procurement of the builder.

Question 33

Please reiterate the project's fundraising approach, source types, and goals. If able to share, can the Foundation confirm what percentage of the project budget has already been raised?

Response. The project has received public investment and is being supported through a multi-source fundraising strategy. No additional fundraising details or percentage-raised information are being issued as part of this addendum. Proposers should base their approach on the project materials provided in the Request for Proposals.

Question 34

The phase deliverables include a cost-estimating package for the building hard cost and Experience estimate. Please confirm whether all cost estimating will be covered by the Owner.

Response. The Client anticipates retaining independent cost estimating / preconstruction services. The selected design team will be responsible for preparing the cost-estimating packages required by the Request for Proposals for review and pricing validation by the Client and its estimator. No change to that allocation of responsibility is being made by this addendum.

Question 35

Please confirm that bidding, permitting, and construction contract administration services are not required for this Request for Proposals response.

Response. For purposes of this procurement, Base Services are limited to design services through Construction Documents. The selected team will be responsible for producing permit-ready, trade-bid-ready construction documents. Bidding services and construction contract administration are not included in Base Services and may be procured separately as a future phase or Optional / Additional Service at the Client's discretion. Proposers should not assume any broader permitting scope beyond preparation of permit-ready documents unless expressly stated elsewhere in the Request for Proposals.

Experience Planning, Operations, and Decision Framework

Question 36

How does the Foundation define success for the visitor experience beyond attendance, such as impact, learning, and community outcomes?

Response. Specific success metrics have not yet been finalized. At a minimum, proposers should understand the intent as a visitor experience that supports learning, reflection, and community engagement; detailed performance measures will be developed later.

Question 37

How should the experience balance Malcolm X as a historical figure versus a living framework for contemporary dialogue and action?

Response. The detailed interpretive balance between Malcolm X's historical legacy and contemporary dialogue has not yet been finalized. Proposers should base their approach on the project materials provided in the Request for Proposals. The narrative and experience framework will be further developed as the project advances.

Question 38

How should the experience reflect the idea of a living institution rather than a static museum?

Response. That approach will be developed in later Experience planning and programming. At this stage, proposers should understand that the project is intended to support a dynamic and evolving institution rather than a fixed exhibit concept only.

Question 39

What emotional and intellectual journey should visitors experience from arrival to exit?

Response. The visitor journey has not yet been fully defined and will be developed in later Experience planning.

Question 40

Do you want a comprehensive architecture and engineering and Experience Design team, and if so, will the experience design team be integrated within the architecture and engineering team or procured separately?

Response. The Request for Proposals expresses a preference for an integrated team that includes key Experience disciplines to support coordination between the building and Experience infrastructure during design. However, the Client reserves the right to procure certain Experience components separately or in future phases at its discretion. Proposers should clearly identify any Experience disciplines included in their proposal.

Question 41

What level of interpretive planning or exhibition concept development has already been completed?

Response. Detailed interpretive planning and exhibition concept development have not yet been completed beyond Phase 1 conceptual visioning.

Question 42

What is the anticipated timeline for experience design implementation relative to building phases?

Response. The building team must deliver an Experience-Ready Building through the current phase. Detailed Experience design and implementation may proceed later, in parallel, or in separate packages depending on procurement and funding decisions.

Question 43

How should the team define and document an Experience-Ready Building?

Response. Proposers should define and document an Experience-Ready Building in accordance with Section 5.7 of the Request for Proposals. For purposes of this procurement, that means a building design that provides the spatial, systems, and infrastructure coordination necessary to accommodate future Experience components. No additional requirements beyond Section 5.7 are being issued by this addendum.

Question 44

What performance criteria are required for galleries, auditorium, and immersive spaces?

Response. No additional performance criteria for galleries, auditoriums, or immersive spaces are being issued as part of this addendum. Proposers should base their approach on the project materials provided in the Request for Proposals and the requirements for an Experience-Ready Building. Detailed performance criteria, including environmental, acoustic, lighting, and systems requirements, will be further developed as the project advances.

Question 45

What role should the North Omaha community play in shaping content and programming?

Response. Community input is important to the project. The Client has an advisory committee and may also engage North Omaha community stakeholders as the project advances. The specific role of such input in shaping content and programming will be directed by the Client and further developed as part of future Experience planning. No additional stakeholder engagement scope is being issued as part of this addendum.

Question 46

Given the extent of conceptual planning work completed under Phase 1, how many stakeholder groups were identified and engaged, and will those same groups be involved during the phases described by the Request for Proposals?

Response. No detailed count or list of stakeholder groups identified during Phase 1 is being issued as part of this addendum. Phase 1 included stakeholder and community engagement sessions that were open to community participation. The Client has an advisory committee and may engage stakeholders as the project advances. Specific participants, coordination, and any future engagement processes will be directed by the Client.

Question 47

How should the experience serve both local and global audiences?

Response. The Cultural Center and Museum is envisioned as both a community-centered institution and an international cultural destination. Proposers should base their approach on the project materials provided in the Request for Proposals. The detailed approach to serving local and broader global audiences will be further developed as the project advances.

Question 48

What outcomes are expected for youth and educational programming?

Response. Specific programmatic outcomes have not yet been finalized. Proposers should understand that youth engagement and educational use are important objectives that will be further defined later.

Question 49

What collections or archives are planned for inclusion?

Response. Specific collections and archival scope have not yet been fully defined.

Question 50

What is the desired balance between permanent and temporary exhibitions?

Response. That balance has not yet been finalized and will be developed in later Experience planning.

Question 51

How should the experience extend beyond the building into the landscape?

Response. The relationship between the visitor experience and the surrounding landscape should be developed consistently with the Phase 2 limit of work and the requirements of the Request for Proposals. Proposers should coordinate the building's relationship to adjacent site and landscape elements as required to support an Experience-Ready Building. Broader campus-wide outdoor experience elements beyond the Phase 2 limit of work are not included in Base Services unless separately authorized by the Client.

Question 52

What are the arrival and orientation needs?

Response. Detailed arrival and orientation requirements have not yet been finalized and will be developed later through Experience planning and site coordination.

Question 53

Have you anticipated audio-visual and information technology infrastructure needs yet?

Response. The building design team should coordinate base building audio-visual and information technology infrastructure necessary to support future Experience components, consistent with the Request for Proposals. Detailed media systems and specialty audio-visual design are not yet fully defined.

Question 54

Do you desire for this scope of work to include any digital engagement beyond the physical visit?

Response. Digital engagement beyond the physical visit is not included in Base Services unless expressly authorized as part of a future Experience scope.

Question 55

What is the anticipated Experience budget?

Response. An Experience budget has not yet been established. The Experience Scope is separate from the Building Not-to-Exceed budget and may be authorized in later phases or packages.

Question 56

How should sustainability goals be reflected in experience design?

Response. Proposers should rely on the sustainability goals stated in the Request for Proposals. The specific application of those goals to future Experience components will be developed later as the Experience scope is defined.

Question 57

What are the key decision milestones?

Response. The principal decision milestones for this phase occur at the completion of Schematic Design, Design Development, and Construction Documents, consistent with the project schedule in the Request for Proposals.

Question 58

What approvals are required at each phase?

Response. Phase approvals occur at the completion of Schematic Design and Design Development, with authorization to proceed to the next phase as stated in the Request for Proposals.