

FORT DUPONT POST THEATER

REQUEST FOR PROPOSALS — QUESTIONS AND RESPONSES

Questions received through July 20, 2026

1	Will the existing building drawings created by Tevebaugh Architecture, dated June 18, 2025, for the existing building assessment and restoration scope be available as CAD files for use on the project?
A	Yes. Verification and a field survey should be included as part of the concept-planning process.
2	If consultant firm profiles are included in an appendix, will they contribute to the page count?
A	Yes.
3	Do covers, dividers, the table of contents, and an appendix contribute to the page count?
A	No.
4	Please confirm what building survey documentation is available, if any.
A	An existing-conditions assessment, point-cloud survey, and Revit model are available and will be provided to the selected firm.
5	Is a site topographic and utility survey available?
A	A September 18, 2025 concept subdivision plan showing existing topography and certain utilities is available. It is not confirmed as a complete survey for final design.
6	Is there a specific target seating capacity for the renovated theater?
A	The preliminary target is 250–300 seats, subject to confirmation during concept planning.
7	The project budget is approximately \$8,000,000. Please confirm the anticipated construction budget within that total.
A	The estimated construction budget is approximately \$6.5 million.
8	Is the budget stated in the RFP inclusive of potential building additions and site enhancements?
A	Yes.
9	Are the site enhancements referenced in Section 1.2, Goals for the Theater Project, intended to include landscape architecture for the open space surrounding potential additions between the theater and the Post Exchange Building?
A	Yes, if warranted by the proposed design.

10	Was a rough-order-of-magnitude cost estimate prepared for the conceptual design options illustrated in the 2025 Theater Restoration Feasibility Study? If so, can any estimated cost information be shared?
A	Yes. The project budget was developed from that estimate; no additional cost detail is available at this time.
11	Should respondents assume that a construction manager will be retained by the Owner during Phase 2?
A	The construction delivery method will be determined during Phase 1 and contracted during Phase 2.
12	Are there any sustainability goals or certifications that the project will seek?
A	Not at this time. Goals may be established during concept planning.
13	Can the list of firms invited to submit a proposal be shared?
A	Not at this time.
14	Are there diversity hiring goals for this project?
A	No.
15	Please provide available information regarding the optional interview process for selected firms, including duration, format, room setup, expected attendees, and potential dates.
A	If interviews are held, firms will receive advance details. Interviews are anticipated to include a 45-minute presentation and a 15-minute question-and-answer period in a standard boardroom, with approximately six Friends Board representatives. The Board reserves the right to award without interviews.
16	Has a full hazardous-materials assessment or report been completed for the building?
A	No.
17	Will the Revit model and base-building scan data be available to the selected A/E team for use on the project?
A	Yes.
18	Have any environmental assessments of the site proximate to the building been undertaken?
A	No.

19	Has a land survey of the Post Theater site and immediate environs been undertaken? If so, when was it completed, and can it be provided?
A	Yes. Boundary data was prepared by Becker Morgan Group in February 2016 and is depicted in the September 18, 2025 Town Center Concept Major Subdivision Plan.
20	Is the 1994 Gredell structural survey available?
A	No.
21	Please confirm that no fee proposal is required at this time for Phases 1, 2, or 3 of the project scope.
A	Confirmed.
22	How was the \$8 million project cost developed?
A	It was developed from an initial concept using comparable costs per square foot.
23	Does the \$8 million project cost translate to a projected \$6 million construction cost?
A	The projected construction cost is approximately \$6.5 million. The total project budget also includes design and other soft costs.
24	Does the Owner intend to retain a construction manager or builder to provide construction cost estimates, or should the architect carry an independent cost estimator as part of its fee?
A	The construction delivery method and cost-estimating approach will be determined during Phase 1.
25	Will scans of the original 1930s WPA drawings and the CAD drawings prepared for the earlier study be shared with the selected architect?
A	The original drawings are not available. Fort Niagara Post Theater drawings are included in the attachments as a related, but not identical, 608-series plan. CAD drawings from the earlier study will be provided to the selected firm.