



CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**  
**REQUEST FOR QUALIFICATIONS (RFQ)**

**TOWER OF AMERICAS CONDITION ASSESSMENT**  
**(RFQ #TCI12818MT)**

**December 21, 2018**

Amendment #1 comprises clarifications to the RFQ and solicitation documents as well as answers to written question.

**I. CLARIFICATION TO RFQ**

On page 8 on the RFQ, the Evaluation Criteria shall reflect the table below.

<b>Evaluation Criteria:</b>		<b>Maximum Points</b>
<b>A.</b>	<b>Experience and Qualifications of Prime Firm and Key Sub-Consultants</b>	<b>50 points</b>
<b>B.</b>	<b>Team’s Experience with Texas Regional Issues and Past Experience with City of San Antonio Contracts on Similar Projects</b>	<b>20 points</b>
<b>C.</b>	<b>Project Understanding</b>	<b>30 points</b>
<b>TOTAL</b>		<b>100 points</b>

**II. QUESTIONS AND RESPONSES TO RFQ**

- Does the original unbound statement of qualifications submittal need to include the required forms? If not, please clarify what needs to be signed in ink on the original.

**Response:** *The Statement of Qualification submittal and Required Forms are two separate packets. Do not include the Required Forms with the Statement of Qualifications.*

- Will COSA require diagnostic testing services (destructive or non-destructive) to be incorporated as part of the condition assessment?

**Response:** *No.*

- Can the condition assessment be performed during normal working hours?

**Response:** *Yes.*

4. Are there any below-grade portions to the tower that will need to be included in the assessment?

**Response:** *No.*

5. Are the surrounding ground level/plaza common areas included in the condition assessment?

**Response:** *No.*

6. Will the original as-built construction documents and subsequent studies be made available for review?

**Response:** *Original as-built construction documents are not available. A hard copy of the 2003 Structural, Architectural, Mechanical, and Electrical Analysis of the Tower of the Americas completed by James T. Rodriguez is available. In addition the City has over 300 CAD files available that include as-builts from the 2005 renovation.*

7. With respect to the tower shaft, is COSA expecting an assessment of the exterior as well as the interior core of the shaft?

**Response:** *Yes*

8. Will COSA allow for a rope access assessment of the shaft? If so, is their access to the top of the interior shaft and are anchorage points provided?

**Response:** *Yes, the City will allow for a rope access assessment of the shaft. However, there are no anchorages points available in the interior shaft. An option to establish anchorage points can be proposed.*

9. Will COSA allow for an Unmanned Aerial Vehicle/Drone survey of the exterior?

**Response:** *Yes.*

10. Is the antenna equipped with a suitable ladder or foot pegs to allow for climbing?

**Response:** *Yes.*

11. Is there a minimum percentage of SWMBE participation?

**Response:** *No.*

12. What sort of anchorage is provided on the roof?

**Response:** *A cable with D-rings is located on the observation deck's roof. It is used by Landry's maintenance staff to have the windows cleaned and top house lights changed.*

13. Are there any assessment standards that COSA is requesting we follow?

**Response:** *No.*

14. What is the length of the term over which COSA wants us to forecast repairs/replacements?

**Response:** *Up to eight years.*

15. Please confirm that an accessibility survey is not required.

**Response:** *An accessibility survey is not required.*

16. Is there access to the exterior of the top of the structural shaft, beneath the top house via access panel or other means? Are there tie-off anchors for exterior access?

**Response:** *Yes, there is access to the structural shaft beneath the top house. However, there are no tie-off anchors available. An add alternative to establish tie-off anchors can be proposed.*

17. How was the prior assessment in 2005 conducted regarding exterior access of the structure and building enclosure? Are there certain access requirements and/or limitations we should be aware of, specifically anything we should exclude from our approach?

**Response:** *The prior assessment, finalized in 2003, was completed through physical observation and discussions with the Tower's tenant, radio station tenants, City maintenance, and others with direct knowledge of the Tower's history and condition. The exterior shaft, in non-elevator spaces, was checked for deterioration using remote visual observation with binoculars/telescopes. The exterior shaft, within the elevator hoist ways, was checked by riding atop of the elevator cabs.*

18. Are there currently any known issues with any of the building systems/structure?

**Response:** *Yes, the City is working to repair leak at top house.*

19. Are there facilities staffs available to interview regarding existing conditions/operations as part of our assessment?

**Response:** *Yes.*

20. Is the City looking for a standard condition analysis or detailed structural analysis of the facility?

**Response:** *City is seeking an analysis with a level of detail adequate to inform specific repair/improvement recommendations with accurate cost estimates.*

21. Is the prior investigation and repair report (2005) available?

**Response:** *Yes, it is from February 2003.*

22. What provisions are in place for industrial rope access or suspended scaffold access to the top house, shaft and antenna mast, such as access hatches, engineered anchors, tie-backs?

**Response:** *The observation deck's roof has a cable with D-rings, used by Landry's maintenance staff to have the windows cleaned and top house lights changed. The exterior portion of the shaft is accessible through access panels under the top house; however no anchorage points are available. The interior portion of the shaft does not have anchorage points either. An option can be proposed to establish anchorage points.*

23. Please identify what type of radio frequencies (RF) and other hazards at/from the antenna mast. Are there RF radiation generating devices? What type of telecommunications equipment is present? Is there a company name and contact number for the equipment on the antenna who we can contact prior to our submission so that we can evaluate hazards that may be present.

**Response:** *This is a FM radio broadcast site. There are three 100 KW ERP radio stations operating at on the top mast at 101.9 Mhz, 102.7 Mhz, and at 104.5 Mhz. There are 5 translator type FM broadcast stations all operating at below 250 watts ERP on the upper observation deck, (5<sup>th</sup> level). There is at least one microwave unit operating at less than 10 watts into the antenna, (ERP unknown). The City of San Antonio has all contact information required, including a single point of contact for the main antenna.*

24. Is there an RF emissions study available?

**Response:** *No.*

25. Is there an RF radiation survey / plot plan available?

**Response:** *No.*

26. What radio frequency signs are currently posted in the building?

**Response:** *The minimum required by the F.C.C., (Federal Communications Commission). Site is not accessible by the public.*

27. Which buildings/areas, if any, at the ground floor are to be included as part of the assessment?

**Response:** *None.*

28. Will it be possible to temporarily close one or more elevators during the inspection of the shaft?

**Response:** *Yes.*

29. Who performed the most recent elevator safety inspection at the tower?

**Response:** *Erin Clay TDLR insp.# 329 and EMR Elevators.*