



Addendum #1
Call for Development Concepts – Clearwater Main Library
DATE

NOTICE IS HEREBY GIVEN that the following addendum serves to provide clarification and to answer the questions received for the Call for Development Concepts – Clearwater Main Library.

Please continue to visit www.myclearwater.com/reimagine for the latest information.

Question 1: It states in the documentation for the project that the city will provide detailed as-built plans of the library building upon request. Can we obtain a copy of the as-built plans?

Answer to Question 1: *The plans can be located on the City's website at: www.myclearwater.com/reimagine under Library Plans.*

Question 2: It is understood that utilities are considered an operating expense and we are to provide what our operating expenses will be. If we were to lease approximately 16,000 square feet, do you have any estimates for what the utility costs are currently, per month?

Answer to Question 2: *The average cost for all the utilities combined for the entire building (100 N Osceola Ave) from February 2024 to February 2025 is \$30,006.74 per month. Of that amount, the electric bill is approximately \$20,000 per month and the other utilities (for things such as water, sewer, stormwater, trash and recycling) is another approximately \$10,000 per month.*

Question 3: It is understood that parking at the library currently is across the street on Osceola Avenue, and we're assuming during the construction of the Hilton Tapestry Hotel, that will be the only parking available. Will we be given a certain amount of parking spaces for staff and visitors to the museum? It is also understood that plans are in progress for a new parking facility further down Osceola. Can you provide any additional information on the parking allocation for the tenants and their public?

Answer to Question 3: *The 10 parking spots at the library will remain open to the public for library use during their normal hours of operation: even during construction. These spaces are open to the public after hours.*

The privately owned lot across the street from the library is an overflow lot for library patrons and employees only. The city does not "manage" those spaces and cannot reserve them. The spaces are first come, first serve.

The parking garage will have parking kiosks for the public to pay for parking. The city has committed some spaces for the Peace Memorial Church per the land purchase agreement. All other spaces will be first come, first serve, and will not be reserved. Tenants may purchase a monthly parking permit for the same monthly rate as other city garages at the time the garage opens. The new parking garage is expected to be under construction from August 2025 until Fall 2026.

Question 4: Can we get the as-built plans for the Clearwater Main Library Reimagine Project?

Answer to Question 4: *Reference Answer to Question 1 Above.*

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NEW QUESTIONS THAT HAVE COME IN AFTER LAST POSTING TO WEBSITE



Question 5: We have noticed that a number of unhoused individuals use the building during the day—making use of the public areas, restrooms, and often spending time outside near the entrance. Does the city have any plans in place (or in progress) to support this population or manage that dynamic once the building shifts toward more mixed use?

Answer to Question 5: The Clearwater Police Department has a comprehensive crime-prevention and monitoring program for the downtown area. The police downtown bike team regularly patrols the area and keeps in constant contact with unhoused individuals and local service providers who can help them. The police department also has a full-time social-services specialist who works with this population. An extensive security camera system and a real-time crime center help monitor these areas. Because of all these combined efforts, the related crime rate is rather low. Additionally, as downtown gets busier, the number of attendees in Coachman Park grows and a potential museum is developed, the unhoused individuals tend to move to less-populated areas. Given the assumption that areas of the potential museum or cultural space will require a ticket, this will also be a deterrent for loitering. The city and Clearwater Police Department will remain partners to monitor any issues and provide solutions where needed.

Question 6:

Answer to Question 6:

Question 7:

Answer to Question 7:

Question 8:

Answer to Question 8:

Question 9:

Answer to Question 9:

Question 10:

Answer to Question 10:

Question 11:

Answer to Question 11:

Question 12:

Answer to Question 12:

Question 13:

Answer to Question 13:

Question 14:

Answer to Question 14:

Question 15:



Answer to Question 15:

Question 16:

Answer to Question 16:

Question 17:

Answer to Question 17:

End of Questions and Answers

Additional Clarification: **ADD HERE**

All other dates and terms and conditions remain the same in this **Invitation to Bid.**

End of Addenda