

In light of the conceptual nature of the shortlisted options for the new Pier, and with respect to the Selection Committee interaction with the Design Teams centered on the concept presentations, the following clarifications are being sought.

Questions for ALMA:

1. Please demonstrate how the project fits within the Pinellas County Water and Navigation permit requirements as it relates to pre versus proposed wall area, roof area and height differences.
 2. Expound upon and clarify the programming opportunities in the proposed tower structure and how the anticipated modes of transportation will adequately support the tower and event space program opportunities.
 3. Please provide a cross section of the pier bridge approach at a minimum of three (3) distinct distances over the water. The distances could be at the 1/3, 1/2 and 2/3 points out over the water, or at reasonable locations based on the features of your concept. In the cross sections, please indicate (with dimensions) zones for pedestrian and bicycle uses and those for vehicular and tram uses.
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1. In all cases, the information given on transportation options along the pier approach typically focused more on the needs of the pier users and did not as carefully address the needs of maintenance and service vehicles. Please give an assessment of how these other essential needs will interact with and interfere with your plan to transport users.
 2. The activities provided for at the pier head in your proposal could often lead to large numbers of people attending special events. Tram or trolley access might not be appropriate for many of these. Is there a plan to provide for other options to address such needs, and if not, will addressing this affect your cost plan? If it would affect the cost, what would need to be eliminated in order to accommodate such access?
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1. How wide is the approach to the pier head? Could it support the trolley/looper vehicles and still provide room for pedestrians and bikes?
2. Could limos and/or valet services use the pier approach during special events at the ballroom?
3. I'm not clear, after the reductions were made to bring the project within the budget, how many floors are in the latest tower design? What are the approximate dimensions of each floor (approximate length and width, not just square footage)? Which floors are air conditioned?

4. How many can be seated in the tower auditorium?
 5. Is the roof of the shelter in the middle of the approach solid to protect from rain or designed just to create dappled shade?
 6. In the latest design, how big is the kiosk on the approach? Does it have power, water and sewer?
 7. How many toilet fixtures are in the entire project and where are they located?
 8. How many square feet is the tower bar?
 9. What are the dimensions of the actual dance floor (length and width, not just square footage)? Is there also room for storage of tables and chairs when not needed for an event?
 10. Where is the "back of house" space to support the ballroom, and the tower restaurant?
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1. Please confirm how your proposed concept supports the Plan Themes as noted in the draft St. Petersburg Waterfront Master Plan, including:
 - a. Stewardship of the waterfront environment – a sustainable relationship between the natural and built environments
 - b. Enhancing the experience of the water – expanding St. Petersburg as a waterfront destination for boaters and non-boaters
 - c. An active waterfront parks system – diversifying the activities of the waterfront to meet a growing community
 - d. Economically vibrant downtown places – leveraging the economic potential of in-water and upland areas along the water's edge
 - e. A connected, accessible downtown + waterfront – continuous linkages, service oriented-parking + transit, increased public access
2. Please confirm the M/WBE participation on your team
3. In your own words, please describe how your proposed solution addresses what didn't work in the past on the Pier.
4. Please respond to the key findings in the Lambert Advisory Comparative Assessment of Economic Benefits dated March 11th, 2015.
5. Please provide a brief one-page chart noting how your proposal in its current form addresses all pier working group required elements.
6. Please describe how each key element of your proposal is accessible to persons with disabilities.

7. Please confirm how all back of house operations will be addressed at the Waterside Tower and Dance Hall at the pier head.
 8. Please confirm how guests will be transported to the Waterside Tower and Dance Hall.
 9. Please confirm any activation plans for the Pedestrian Pier Promenade.
 10. Please expand on your February 11th presentation supplement response regarding the gateway projection walls and the maintenance of open views in each direction. What water views will be affected, and what will be enhanced through this design? How does “framing” enhance views around the area?
 11. Please confirm that a variance from PCWCNA is no longer required for this project, and that the complies with the FAA cone restrictions for the site.
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1. Explain how you envision the servicing of your solution will occur. Servicing relates to deliveries, maintenance, locations for support services equipment, etc. specifically explain distances and ‘how you would maneuver’ to accomplish this.
2. Confirm how your solution is meeting the intent of the waterfront master plan, especially utilization of uplands ie. restaurants.
3. In connection to the masterplan, if parking and driving was totally eliminated, how do you envision your solution maintaining its feasibility?
4. Are you confident that the solution as depicted will be carried out through the design process without significant changes?