

Addendum No. 1 to RFP 16-10



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 16-10
Art Farm Design Services

From: Alex Nosnik, Assistant Director, Purchasing

Date: August 13, 2015

Re: Answers to Questions

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Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X

Name of Authorized Signatory
Title of Authorized Signatory

1. Reminder of Due Date of RFP: Proposals are due on 8/26/15 by 11 am.

Q. I cannot find any reference to a project budget or estimated construction cost. Has the City had any cost estimating done? If not, what is the basis for the preliminary project fundraising.

A. The City has not conducted any preliminary cost estimations. These cost estimations are a central component of this scope.

Q. What City departments or individuals will be represented on the designer selection committee?

A. The following City Departments will be represented on the evaluation committee: 1) Arts Council; 2), OSPCD; 3) Capital Projects & Planning; 4)Purchasing; 5) Potentially others.

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Q. Will the chosen design team be responsible for designing and documenting up to 100% construction documents for all of the facilities shown in the baseline design or just the portion of the job that there are funds currently available with which to build?

A. A major component of this scope will include the finalization of the design, which in turn will require a robust cost estimation to ensure that the final design is in line with a realistic budget projection of current and future funding. As such, the assumption should be that the selected consultant and the City will work collaboratively to create a design that is in line with a realistic budget projection. The City's assumption is that this scope results in 100% construction documents.

Q. The RFP contains no budget or cost estimate; will a budget be made available prior to start of work?

A. The City has received two grants, to date, to help fund this work (both design and construction). They are in the amounts of \$460,000 and \$415,000. The City is confident that additional outside grants and/or City funding could be generated for this project.

Q. Does the City have a ready source of available shipping containers?

A. The City has conducted some initial market research of companies that sell re-purposed shipping containers, but does not have any ready sources.

Q. The construction methods implied are atypical and therefore likely expensive; has there been a conceptual cost estimate done on the 'schematic design' as presented in the RFP?

A. There has been no robust cost estimate conducted.

Q. Are all of the interior spaces intended to be conditioned so they are usable year-round?

A. It likely depends on the final programmatic decisions for the site, which will be finalized during the initial period of this scope. It should be assumed that at least some of the containers / spaces will be conditioned so as to be usable all year. If this is not cost feasible, the City is amenable to re-considering.

Q. It appears the architectural portions of the project are to be semi-permanent; is there an approximate target for how long they should be designed to last?

A. The City has not conducted a life cycle analysis of the proposed site, but a realistic initial timespan might be an estimated 8-12 years.

Q. Has any life-cycle analysis been completed or would this be in the consultant's scope?

A. See above. Yes, this would be part of the consultant's scope.

Q. How many square feet of fully-conditioned buildings are proposed?

A. This will be determined as a part of the final design process and will depend largely on cost estimation and final programmatic decisions.

Q. How many square feet of pavilions or un-conditioned buildings are proposed?

A. See above; this will be finalized as a part of this scope and as a part of finalizing the design.

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Q. What assumptions are you making about phasing over time? How much of the 'schematic design' to do intend to build in the Phase

A. Again, this will largely depend on the cost estimation and the perceived difficulty of the construction.

Q. In similar developments, leased retail space pays for future construction or operations and upkeep of the facilities. Does the City intend to generate revenue on the site with retail or in other ways?

A. Yes; the City has assumed that this site will likely be revenue generating.

Q. Is the attached concept package the entirety of the current schematic design, and are CAD plans or other documentation available?

A. There are no additional plans. All current plans / drawings / etc. have been included as an attachment to the RFP. Other formats of the attached might be able to be available post award.

Q. How committed is the City to utilizing shipping containers for structure? Relatedly, what is the architect's role in the buildings' design?

A. The City is fairly committed to shipping containers Not sure what is meant by the architect's role question? The entire inter-disciplinary design team will be involved in finalizing the design.

Q. Do you conceive the overall strategic thinking or master planning to be complete, or will the architect contribute to this?

A. The current design is a schematic design. The design team will develop and finalize the design.

Q. 1.0 Summary, paragraph 7 A Cost estimator was not specifically called for in the list of consultants, however we would recommend that one be included on the consultant team to verify the owner provided estimate. Please confirm this is acceptable.

A. The City is open to all potential disciplines as members of inter-disciplinary teams.

Q. 3.1 Site Analysis as to Schematic Design | Does the City of Somerville have existing conditions geotechnical and soils reports that they will be providing during this Analysis phase?

A. All of the City's current conditions and reports have been attached to the RFP. If you believe that additional work is necessary, please suggest and include this in your proposal.

Q. 3.3 Environmental Engineering and Testing | "Assessment, testing, risk characterization, monitoring, design and construction administration of potential site and building hazardous materials conditions, contamination and abatement/ remediation. "Can you provide further clarification as to the expected extent of scope for this task?

A. Please see the LSP report that is attached to the RFP. All designs have to be in line with the LSP report and any potential restrictions therein.

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Q. 3.6 Tenant Coordination Related Activities | “Tenant Coordination Related Activities will include the following tasks: Design and provide documents to track activities of User and Tenants and their designers and builders during the general construction phase of work.” Can you clarify further when the intended timeline for this would be? For example is this concurrent with the anticipated April 2016 – January 2017 construction schedule?

A. It is anticipated that the consultant will work to help finalize a tenant strategy as a part of the final design, but that the tenant coordination activities will not begin in earnest until after the construction bid is released.

Q. 4.1 Site Analysis as to Schematic Design Documents | Can you please confirm the frequency of community meetings and public presentations that we should account for in our proposal?

A. Since the current design is a product of an extensive public process, it is assumed that there will not have to be a continued, significant public process. The City assumes that if there is a need for an additional public meeting (or two) that City staff will run these meetings, but that the consultants would likely help prepare for these meetings.

Q. Can a Landscape Architecture firm pursue the project as Prime Consultant? If not, please specify the requirement.

A. The City is happy to receive proposals from any assortment of inter-disciplinary teams. The City is not concerned with the particulars of who primes and who subs, so long as the proposed team is comprehensive.