

Addenda #1: Designer RFQ Town Hall and Senior Center

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General note:

The focus of the current RFQ is for the Combined Town Hall and Senior Center only. Some of the attachments included contain other extraneous projects information as well as preliminary information for the purpose of identifying the needs of the Town Hall and Senior Center to be located in the Ames Schoolhouse Building. A full development of the requirements for the Town Hall and Senior Center project will be the responsibility of the selected Designer.

Are the certifications, cover letter, balance sheet, and income statement excluded from the 30 page limit noted on page 10 of the RFQ? **YES**

Page 10 of the RFQ states that the response should be single-sided but page 11 notes that the Designer Application Form includes three supplemental double-sided pages. Should the response be a combination of single and double sided? **The total length of the response should not exceed the thirty page limit. The DSB form can be double-sided with font 10 with each double-sided page counted as a single page.**

Page 11 of the RFQ notes that respondents may supplement the response with up to three 8 ½ x 11 double sided pages. Are these pages excluded from the 30 page limit noted on page 10? **YES**

Can we have a copy of the sign in sheet from the site visit?
YES – See enclosed.

What is the status of the Ames Schoolhouse building purchase? Did the Town complete due diligence in advance of this process? Any existing

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reports (especially structural, environmental, etc) would be very helpful in determining our fee. **See enclosed attachments.**

The Central Register listing notes an estimated construction budget of \$10.5mil, however I did not see this number in the RFQ. Can we assume this number is correct? **See enclosed attachments.**

How was the max designer fee established (\$600k)? At first glance, it seems slightly low based on the construction budget and renovation of an historic structure. **See enclosed attachments. The designer fee includes all anticipated fees such as mailing, printing for review purposes, meetings, surveying, geo-technical, cost estimating, specifications, civil, architectural including interiors, historic preservations specialist, MAAB/ADA, MA building, and envelope code, structural, MEP/FP including Elevator and Energy Management, Kitchen consultant, historical approvals, etc. ONLY the following will be considered reimbursable expenses with 5% mark-up: Environmental consultant and testing costs, printing costs associated with bidding.**

What will the \$28.5 million cover? **The appropriation authorized at the May 2014 Town Meeting includes \$5.85 million to acquire the building (closing date July 11, 2014); \$1 million toward relocation expenses for the existing tenants; approximately \$12 million to renovate the Ames building for a Senior Center and Town Hall; and approximately \$9.5 million to renovate the existing Town Hall for a Police Station.**

What programming requirements for senior center outlined to date? **Please see attached report of the Senior Center Site Committee.**

Will the Designer be required to work on relocation aspect? **NO**

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When were the structural upgrades made? **To the best of our knowledge, steel was added to the third floor attic structure in approximately 1982.**

Minority Goals

Qualified minority individuals and firms are encouraged to submit expressions of interest.

Was the seismic evaluation part of the study? **NO**

Any abatements? **Please see attached Executive Summary from LSP**

Was exterior woodwork around windows part of project? **This will be subject to Historic District Commission review.**

Would the Historical Commission be interested in interior as well as exterior? **(Response provided by the Chairman of the Historic District Commission) The HDC has preview on any exterior features that are visible from a public way. Interior renovations, unless concerning a specific historic space, (for example a special hall or auditorium) do not fall within our oversight.**

With building wide a/c part of project will that trigger historical commission changes regarding additional compressors outside? **(Response provided by the Chairman of the Historic District Commission) Regarding external compressors and other HVAC equipment. If not roof mounted and visible, not our concern. Ground mounted equipment should be screened, and hopefully located away from a public way.**

Will the project involve a lot of variances? **No variances will be required, though a parking waiver may be required**

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What features would be retained? Main staircase? **Yes, and others to be determined.**

Square footage of Ames and Town Hall? **Ames is 50,000 s.f. and Town Hall is 18,000 s.f.**

Enclosures:

- Ames Purchase and Sale Agreement May 13 2014
- Phase I Environmental Site Assessment - Ames School Building, Dedham, MA
- Report of the Senior Center Site Committee
- SGA Municipal Campus Cost Estimates Mar 18 2014

The following attachments developed for discussion PURPOSE are for informational purpose only:

- **Programming Report Town of Dedham_TOD Review**
- **SGA program Town of Dedham-Building Dept**
- **SGA program Town of Dedham-Finance**
- **SGA program Town of Dedham-VeteransParking Clerk**
- **Town of Dedham - Scaled Plans 3.4.14-options 1 and 2**

End of Addenda #1