

THE CITY OF WALTHAM
MASSACHUSETTS

PURCHASING DEPARTMENT

Design Services, Improvement of Fernald Property, Parcel 1

ADDENDUM NO. 2

August 13, 2021

CHANGES, CORRECTIONS AND CLARIFICATIONS

The attention of bidders submitting proposals for the above subject project is called to the following addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or clarification are all to be included in and form a part of the proposal submitted.

THE NUMBER OF THIS ADDENDUM (NO. 2) MUST BE ACKNOWLEDGED ON YOUR PRICE SHEET.

ITEM 1: Answers to Posed Questions

Answers to posed questions submitted prior to the Last Day for Written Questions on Monday August 8th at 12:00PM have been recognized in the following attachment labeled "Fernald Property (Parcel 1) 104 Acres, RFP Questions".

ITEM 2: Access to Additional Information

The following Google Drive link provides access to documents that share past testing, utilities, survey information, and other material related to the property:

<https://drive.google.com/drive/folders/1CnAYKX86n7gz16zW-UWcsS3UAhvQ3971?usp=sharing>

Fernald Property (Parcel 1) 104 Acres
RFP Questions

1. Can the City please make the previous masterplan, soil testing reports, and level of detail required in the survey available for the design teams to review?

A google document is being created that will share any past testing, utilities and survey information that we have that we feel will be helpful for designers.

2. Can the City please make the content and the results of the recent community meeting on the Fernald Property available for the design teams to review.

The last community input meeting was in 2016, the results from this meeting were in the RFP.

3. Please consider an extension to the 90-day design completion timeline. With projects of this magnitude and importance, it would be beneficial to give more time to the community process and to the design phases. It would be in the City's interest to schedule at least 3 community check points and to allow at least 60-days to complete the survey and soil testing.

- a. As an alternative to the question above, can the city consider a sub-phase to Phase 1 parcel? This would give the city more time to release the Building Masterplan RFP and give both design teams an opportunity to coordinate and integrate design thinking for a more comprehensive park.

The Deadline for design has been extended to 150 days.

4. Please consider an extension to the proposal bid opening date. A project of this size and scope requires a high degree of consideration and the design team would like to answer your request for a "vision for the future."

The bid opening has been changed to Tuesday, September 7, 2021 at noon.

5. What will the buildings within the Parcel 1 be used for? How do the occupants interact with the park?

As mentioned at the Pre-Bid Meeting, the buildings will be a completely separate project and not dealt with as part of this plan.

6. What will the buildings adjacent to the Parcel 1 be used for? How do the occupants interact with the park?

See answer # 5

7. Are the existing parking areas available for parking for the park? Is there enough parking for the current building occupants?

The existing lots will most likely be used for parking for the amenities that we add. Any amenities that we add that are a distance from the main gate will have to add parking.

8. Passive and Active Recreation Needs Identified by The Waltham Recreation Department include: Aquatic Recreation: Fishing, boating, skating, pond hockey

How is boating or fishing achieved? Is there access to the pond at the southwest corner? Or should temporary skating pond be included?

This will have to be investigated further once a designer is brought in.

9. Passive and Active Recreation Needs Identified by The Waltham Recreation Department include: Pavilion structure

Is an architect required for the team? Or can the structures be Design/build under other contract(s)?

Additional contracts will not be considered, consultants should include all services in their price.

10. Passive and Active Recreation Needs Identified by The Waltham Recreation Department include: Skate Park

Is a skate park designer required for the team? Or can the skate park be Design/build under another contract?

Additional contracts will not be considered, consultants should include all services in their price.

11. What materials should be included in the proposal beside the required forms? Is there a required format?

In addition to required forms, any materials/renderings that can demonstrate a creative vision for the site.

12. Can you identify a range for the construction budget for this project?

The Construction Budget will be developed with the consultant as design is completed and project is ready for bid.

13. Can you identify a range for the design fee for this project?

A range will not be available and budget for design has not been established.

14. Please provide more detail on the required boundary & topographic survey: 1 foot contours required for the entire 104-acre site? What contour interval? On the ground survey required or is a flown/aerial survey acceptable? Should underground utilities included or not?

See RFP Task 1 for description, a ground survey is required and it should include underground utilities.

15. The community wish list had a varied list of program elements that would require a large team of consultants to address all of them i.e. A golf course requires a very specific consultant team (golf course architect, irrigation designer, etc.) Can you exclude any items of the community wish list so as we develop our scope of work, identify our consultant team and develop our fee we can be more specific?

As mentioned at the Pre-Bid Meeting, the information provided to the consultants were ideas from the public from a community meeting. Not all of these amenities will be part of the design.

We are asking for a design that fits the space and is creative. More information will be given when the hired consultant meets the community for input.

16. The National Register Nomination Form notes that there are several areas with high potential for pre-historic or historic resources. Has any archaeological work been done on site? Is any anticipated as part of this project?

No and Not Expected to be part of this project.

17. Are all reimbursables to be included in the fee such as printing, postage, travel, etc.?

All fees should be outlined and included in the proposal.

18. When will the city's construction budget be revealed, is that within the 90 day schedule?

The Consultant/Design Team will work with the City of Waltham throughout the design period to develop a construction budget. The City of Waltham does not advertise the construction budgets ahead of time.

19. During the walkthrough, it was implied that the permitting process (conservation commission and whatever other city permits) could be after the 90 day schedule, is this correct?

Design deadline changed to 150 days.

20. What other city permits and approvals are required, beyond the conservation commission?

Conservation is the biggest permitting and approval process. Any playground and or pavilion structure will need building permits but they are free to anyone working on a city project and have typically fast turnaround times. Recreation Board approval is required for the design and that is usually at the end of the design prior to bidding for construction.

21. Does the city have front end specification sections that are part of standard city projects or are we expected to provide those?

The City of Waltham Purchasing Department does take care of front-end specification sections that are part of standard projects.

22. At the walkthrough, there was mention of existing survey material for the site, can you please share that documentation?

A google document is being created that will share any past testing, utilities and survey information that we have that we feel will be helpful for designers.

23. The insurance requirements ask for an insurance certificate naming the City of Waltham as additional insured. Is that required at the time of this submission or can we simply include proof of insurance (presumably the City of Waltham would be added by name to insurance once a team has been selected)?

Proof of insurance is required and naming the City of Waltham as additional insured can be added once a firm has been selected.

24. Can you elaborate on required presentations to other stakeholders and city agencies?

Public input meetings, conservation permitting meetings/site visits, recreation board meetings and potential for city council meetings for funding.

25. We understand that some level of master planning has been done for the larger site. Can you describe why a master plan for this parcel has not been undertaken?

The focus for this project is parcel one.

End of Addendum 2