

Howes House Design Project

Addenda #2

September 13, 2022

Re: Questions concerning RFQ dated August 24, 2022 AND Addenda No. 1 08/31/22

Q1: *The Public Notice (page 1 of RFQ) notes proposals due to Town by September 28, 2022. The Central Register notes September 15, 2022. Please provide correct date. Addenda date is September 29, 2022, is this correct?*

A1: Yes. The new date is now September 29, 2022.

Q2: *Page 1 of the Information Package has conflicting dates for Construction Start and Design Completion. Please provide a more detailed schedule.*

A2: Yes. The committee will present this project to Town Meeting Members of three Communities. The completed documents need to be 100% complete by April 1, 2023, to present the preferred solution, and accompanying estimate provide by the Architect. These are in fact 100% “Construction Documents”. These are not to be confused with “Schematic Design” documents.

Q2B: *Is bidding to start mid-July '23?*

A2B: No. The delay is due to the nature of the tourist season on the island. Waiting to bid in in the fall will provide for better pricing and awarding of a contract. The summer will also be used to obtain the votes necessary to go forward. Bidding will commence in September 2023.

Q2C: *Preparation of Construction/Bid Docs complete by July 1, '23 gives only 3 months' time after “Design” Complete?*

A2C: Incorrect. The “Design” process begins immediately upon award to successful architectural applicant. As stated above, “Construction Documents” shall be completed by April 1, 2023. This provides 7 months from award of contract to “Construction Docs” completed.

Q3: *Are there existing condition floor plans and, if so, are they in CAD file format?*

A3: We have plans in PDF format.

Q4: *Is the funding for this project subject to Town Meeting Vote and, if so, has the amount that is advertised (approximately 8M) been approved by the Town Meetings involved.*

A4: The project is subject to town meeting vote; the voters have not taken any vote regarding the estimated \$8m cost of construction

Q5: *Are there any schematic plans for the proposed project prepared by an outside architectural firm?*

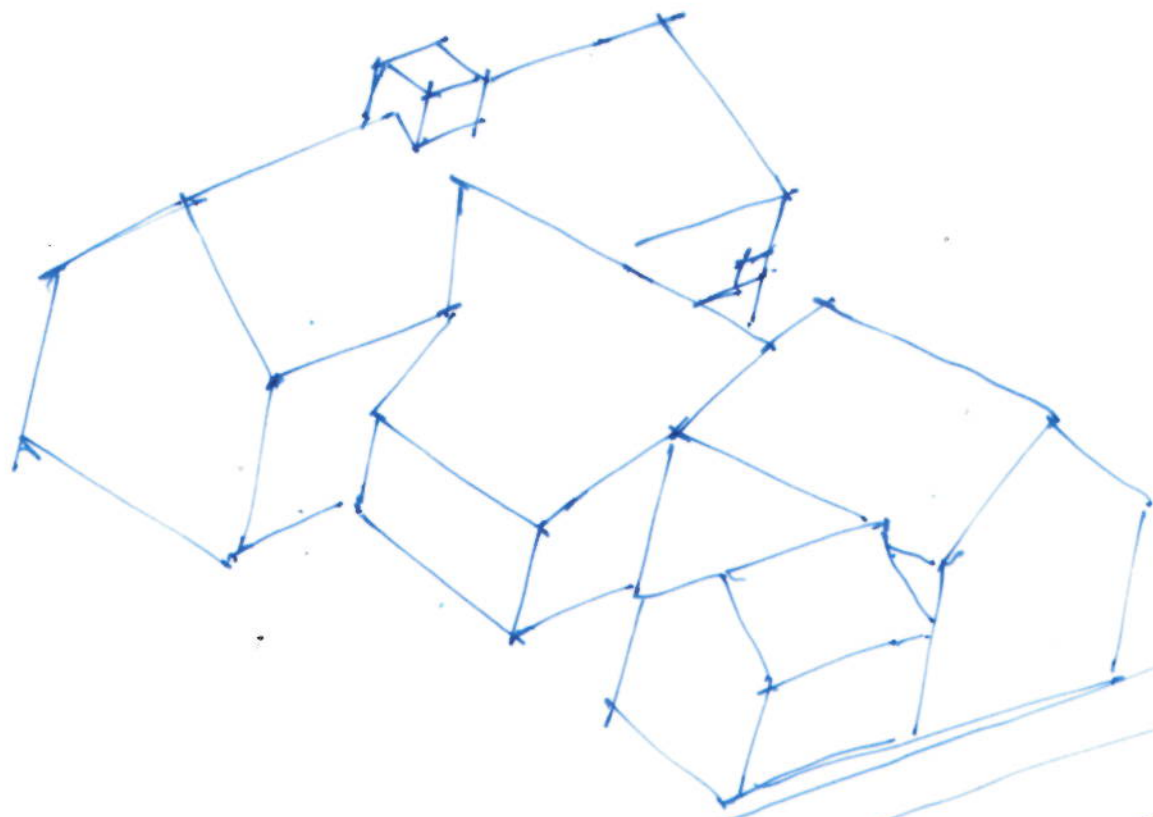
A5: Yes, they are attached

Q6: *Scope of Services, Phase VI, Bidding. Para. 6.2 requires the Designer to provide six (6) full sets of Bid Documents at his/her expense. The cost for this would be in the thousand(s) range.*

A6: Minimum of 4 is needed

Q7: *Para. 6.5: Please review and further document and clarify the requirement for revisions to the project (if Low Bid exceeds cost) at Designer's Expense.*

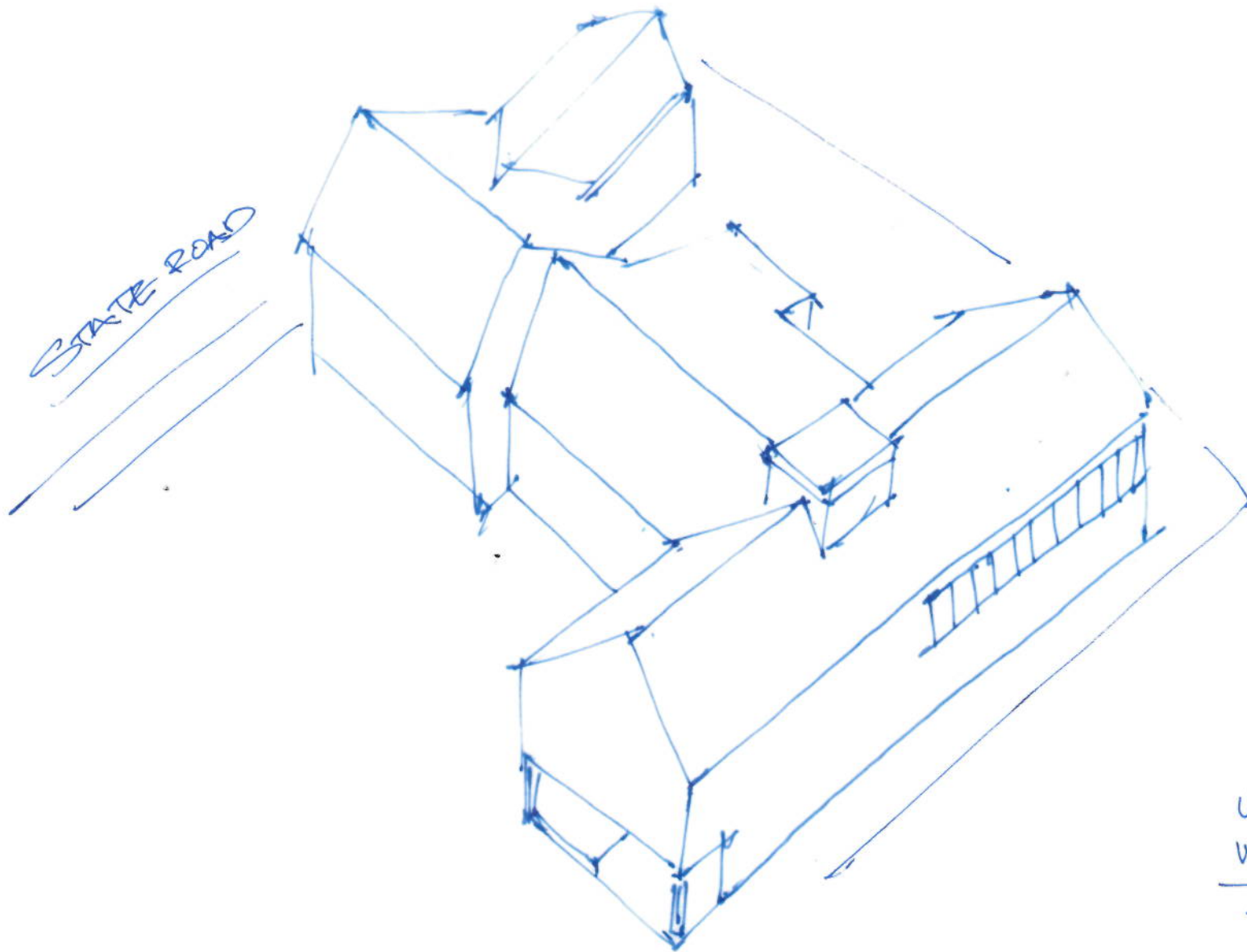
A7: The Architect shall "design to the given budget" The Architect shall provide design progress "estimates" (with design contingency) by an acceptable professional estimating firm at stages 60% and 90% design documents to achieve this requirement. The architect must re-design at his own expense, as necessary to provide final bid docs that meets the established "Budget", not the actual bid results.



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