Addendum No. 1

PROJECT: LYNDHURST SWIMMING POOL BUILDING RESTORATION – ARCHITECTURAL SERVICES

DATE: MAY 29, 2024

RE: ADDENDUM NO. 1 TO REQUEST FOR PROPOSALS ISSUED MAY 8, 2024

DISTRIBUTION: VIA EMAIL TO PROPOSAL WALKTHROUGH ATTENDEES

GENERAL NOTES AND CLARIFICATIONS:

1. The Swimming Pool Building will be reopened and available for an additional site visit on Wednesday, May 29 from 12:00 – 2:00 PM ET. If you expect to visit, please notify Elaine Chang via email at EChang@savingplaces.org by Tuesday, May 28 12:00 PM ET. Entrance and parking will be the same as during the Pre-Bid Walkthrough.

2. The following Dropbox link includes past reports, plans, and images related to the Swimming Pool Building: https://shorturl.at/GQTdl

ATTACHMENTS:

1. Pre-Bid Sign-in Sheet

RESPONSES TO QUESTIONS:

Q: On page 5 of the RFP, item 11.B.8 - "One formal presentation to the Village of Tarrytown Architectural Review Board" Confirming that is intended to be included in the Scope of Work and not part of the proposal process?

A: Correct. The presentation to the Village of Tarrytown Architectural Review Board will be part of the Scope of Work during Phase 3.

Q: Will the National Trust require more than one (1) potential replacement HVAC system to be evaluated, and if so, will a Life Cycle Cost Analysis be required to compare more than one replacement system?

A: It is assumed that system options will be discussed and evaluated by the Design Team and the National Trust as part of the Phase 2 Schematic Design process. However, a formal LCCA is not included in the Scope of Work.

Q: What are the "associated spaces" listed in item #7 under Scope of Professional Services?

A: The SOW is limited to the Entrance Hall and the two adjacent rooms (originally the dressing rooms). The full buildout of the adjacent rooms, which includes restrooms, will be determined in the Schematic Design phase. “Associated spaces” refers to any additional areas/rooms included in that buildout.
Q: Do you intend to have cost estimates completed during the project?

A: Yes. The National Trust will engage separate cost estimating services based on the Schematic Design phase and/or 50% Construction Document progress submission.

Q: We understand you received a $750,000 SAT grant for the project. Do you have a design and construction budget for the project?

A: Per National Trust procurement policy, budgets are not disclosed. We look to industry to present reasonable market rates for all priced items.

Q: Will the “masonry consultant” retained by the Owner, Lyndhurst/NTHP, be working on a concurrent schedule with the design team?

A: That is the expectation.

Q: Are there allowances for probes and or testing during Phase 2?

A: The Architect should include allowances for any anticipated testing.

Q: Clarifying Civil scope – do you anticipate renovating any of the existing roadways or sidewalks for public and visitor access to the building?

A: Road and sidewalk work will be completed in a later project and is not included in this Scope of Work.

Q: Do you anticipate needing a landscape architect for the area around the building, especially if the building is going to be open to the public?

A: No. Landscaping services are not included in the Scope of Work.

Q: Should an allowance for a hazmat survey be included in our proposal or will the Trust handle this?

A: The Trust will complete environmental testing prior to the start of the Architect’s SOW. The report will be provided to the Architect for review.

Q: What is your proposed use for the building after this restoration? Will it be open to the public?

A: Following this project, the building will be used for tours and limited public events.

Q: What do you anticipate doing with the pool space at this time?

A: The pool itself will not be used following this project. The existing perimeter railing will remain unchanged. However, the Code Analysis should consider
the occupancy load based on the pool footprint being occupied space.

Q: Are you planning on fully restoring the finishes in the Lobby? To the extent that architectural conservation and testing should be included for the plaster and finishes?

A: Yes. The intent is to retain and restore as much original material as possible and restore the rest of the space to match the original materials and finishes. The Architect should exclude material analysis (e.g. paint testing) from their proposals. If additional testing is determined to be necessary during the Assessment phase, it will be added via contract modification.

Q: Do you have any original drawings?

A: The National Trust has scans of the original floor plans, elevations, and some sections, which were published in a 1915 issue of Architectural Record. While these drawings do include dimensions, the Architect should assume that field measurement and verification is a necessary as part of the assessment work.

Q: Have you had any 3D laser scanning/models completed of the building?

A: Yes, the building was LiDAR scanned in 2020. The scanning data will be provided to the selected Architect.

Q: During Phase 1, it is assumed that the majority of documents and "existing information" for review would be provided by Lyndhurst. However, are there archival or historic resources that are housed elsewhere that should be considered for additional research? Or is that TBD?

A: The National Trust will provide all available information to the selected Architect, including scans of original drawings, research, historic images and documentation, and previous reports.

Q: During the stabilization in the 1980's was glass and or any other architectural components salvaged and if so - does that salvage remain on-site?

A: Yes, some materials were salvaged on-site and available for review.

Q: What is the building's foundation constructed of - masonry, concrete, etc.? Is it waterproofed? Was any stabilization done on the foundation in either the 1980's or 2017 campaign?

A: The building sits on a concrete foundation. No assessment, stabilization, or waterproofing has been completed in the National Trust's period of ownership.
Q: In reference to the subject RFP, is the actual pool itself a part of the renovation in any fashion, or is it only the building with no aquatics scope at all?

A: There is no aquatics scope. The pool itself will remain unchanged during this project.

Q: Will the masonry consultant be excluded from the construction bidding process?

A: No.

Q: Has the remaining plaster been surveyed?

A: No.

Q: Is there opposition to the team bringing their own lifts to acquire access?

A: No. The Architect (or subconsultant) will need to provide a Certificate of Insurance that covers the lifts and any associated equipment.

Q: Is foundation assessment included in the Scope of Work?

A: No.

Q: Is there access to power and water on site? (for mockups)

A: Yes.

Q: Are the [foyer] floors originally wood?

A: The original parquet floor is gone. As part of previous stabilization efforts, the floor structure was rebuilt to accommodate 100psf live load, with ¾ plywood subflooring added above. The planning and design for the reconstruction of the parquet floors should be included in this project.

Q: Are there remains/drawings of the intermediate floor structure of the side rooms?

A: Not to our knowledge.

End of Responses
## Pre-Bid Sign-in Sheet

**PROJECT:** Lyndhurst Swimming Pool Building Restoration - Design Services  
**DATE:** Thursday, May 19  
**TIME:** 1:00 PM ET  
**LOCATION:** Lyndhurst Swimming Pool Building

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**Lyndhurst Swimming Pool Building Restoration - Design Services  
Pre-Bid Sign-in Sheet**