Addendum No. 2

PROJECT: LYNDHURST SWIMMING POOL BUILDING RESTORATION – ARCHITECTURAL SERVICES

DATE: MAY 30, 2024

RE: ADDENDUM NO. 2 TO REQUEST FOR PROPOSALS ISSUED MAY 8, 2024

DISTRIBUTION: VIA EMAIL TO PROPOSAL WALKTHROUGH ATTENDEES

GENERAL NOTES AND CLARIFICATIONS: NONE

ATTACHMENTS: NONE

RESPONSES TO QUESTIONS:

Q: Will the project be procured with a Construction Manager or General Contractor?

A: Please refer to the Phase 4 Scope of Work. Following Phase 3, a public RFP will be published by the National Trust to solicit bids from qualified General Contractors to complete the work as drawn and specified in the Contract Documents. The Trust does not intend to engage a Construction Manager for this project.

Q: When is the construction contract expected to be finalized - before or after design completion?

A: The project will be bid publicly after completion of the Contract Documents.

Q: For schedule planning, should review periods – for NTHP or cost estimating - be assumed at the end of Phases 1-3? If so, do you have an anticipated duration?

A: Yes, each phase will conclude with a presentation of deliverables and period of review. For scheduling purposes, include Five (5) business days for Owner review and comment between phases.

Q: Please confirm design scope for lighting services. Will both interior and exterior lighting be required?

A: Architect should include interior and exterior lighting design services.

Q: Will the owner procure Expediting/Filing services? If not, are they required of Architect?

A: The National Trust will coordinate and cover all expenses associated with permit filing and expediting.
Q: Are there any requirements for fire suppression?

A: Architect shall provide specifications prescribing fire suppression requirements. It is assumed that Fire Suppression will be Design/Build by the selected Contractor.

Q: Our research indicates the building is approximately 8,400 sf total. Can you please confirm this area?

A: Including the pool equipment area, the building is approximately 7,900gsf.

Q: Can you please list the full program of rooms/spaces for the design phases, along with the approximate area (in sf) of each?

A: The full program of will be determined in the initial Assessment phase, but is limited to the restoration of the Entrance Lobby and the adjacent Dressing Rooms, which is approx. 1,200gsf. The Dressing Room areas will include two (2) total accessible restrooms.

Q: We did not see a reference to Cost Estimating in the RFP. Is Cost Estimating required? Given that we understand the full scope of the project may exceed the available funds, is it the Trust's intent to have construction documents prepared for the full scope of work or should the proposal limit construction documents and construction administration to the project budget?

A: The Construction Documents should be prepared for the full scope of work as defined in the RFP.

Cost Estimating will be covered by the National Trust. The results of the Cost Estimating will determine what scope elements may need to be removed from the Base Bid and bid as Alternates.

Q: Is the intent to improve the energy performance of the building, e.g., the glazing of the roof?

A: Yes. Specifics will be determined during the Design phase of the project.

Q: Please provide barrier free accessibility goals.

A: It is expected that the Architect shall integrate barrier-free design, including universal design principles, to the level that minimal changes to the historic elements of the building are required. Specifics will be determined during the Design Phase.

Q: Item 8 of the Instructions for Submission of Proposals is one (1) formal presentation to the Village of Tarrytown Architectural Review Board. Was this item intended to be part of the scope of work and not part of the proposal?
A: Yes. The presentation to the Village of Tarrytown ARB should be included in the Architect’s services (and is not part of the proposal process).

Q: Are measured drawings in CAD format available?
A: No.

Q: Has a historic structure report been prepared for the building?
A: No.

Q: What are the proposed programmatic uses for the restored building?
A: Building will be used for Assembly occupancy. Specific programmatic uses are still be determined.

Q: Will the project require an exterior demolition plan to detail the removal of fencing, trees, vegetation, etc., in preparation for exterior rehabilitation work?
A: Yes.

Q: Is a plan needed to identify a contractor’s staging area, site access, and the fencing/signage required to separate the construction area from visitor areas?
A: Yes.

Q: Does the project scope include evaluating exterior drainage and providing recommendations to address any identified issues?
A: No, except as it affects a new accessible entrance route.

Q: Is a site plan showing the restoration of the exterior landscape required after the building rehabilitation is completed?
A: No. That work will be completed in a separate project.

Q: Is the National Trust for Historic Preservation interested in enhancing the exterior of the Swimming Pool Building with landscaping, plantings, gardens, or hardscape?
A: Not at this time.

Q: If site plans are included in the scope, will the design team be responsible for obtaining a topographic and boundary survey of the work area?
A: No. The National Trust will provide a survey with topography.

Q: Under "3. Scope of Professional Services, bullet #7, you state, "Installation of new mechanical, electrical, plumbing, fire protection and security systems to service the
Entrance Hall, Restrooms, and associate spaces (excluding the Pool Room).” Does the exclusion of the Pool Room also mean the exclusion of the rear mechanical/boiler rooms and below pool perimeter corridor? Does the owner want the rear mechanical/boiler rooms and below pool perimeter corridor to also have mechanical, electrical, plumbing, fire protection and security systems installed?

A: The rear mechanical/boiler room and corridor are excluded from the scope of work, except as possibly needed to support the systems in the Entrance Hall, Restrooms, and associated spaces.

Q: Can you please confirm that, except for providing an accessible route from the road to the building, there is no landscape design scope as part of this RFP?

A: No Landscaping design at this time.

Q: Can we assume there are sufficient utilities (water, gas, electric, sewer, IT) to the building to meet the needs of the project? Or do we need to include a civil engineer and utility survey to assess the need and design service to the building? If the latter, is there a civil engineer who is already familiar with the property?

A: Architect should include a civil engineer to design necessary water, electric, sewer, and IT services to the building. These services are available onsite nearby but will need to be extended to the pool building. A map of existing utilities will be provided to Architect.

Q: How much time is generally expected for reviews by the Owner after each submission (SD, 50% CD, and 80% CD)? And should we assume no work is being performed during that review period?

A: Following SD, assume ten (10) business days for Owner review following submission of deliverables for owner comments with no work anticipated during the review period. Following 50% CDs, assume five (5) business days for Owner to review following submission of deliverables. Architect should continue development of the CDs during this review period. See following question for 80% CD submission and NPS review period.

Q: How much time should we schedule for review of the 80% set by the National Park Service? And should we assume no work is being performed during that review period?

A: Assume 45 days for the NPS Review. Architect should assume no work during this review period.

Q: Can you please further define your expectations for security for this building? Are you wanting cameras to be installed at the interior and exterior? Is this building expected to have key-card access? Is exterior security lighting part of this scope?
A: Security should include exterior cameras mounted around the outside of the building and exterior security lighting. No access controls are included in this project.

Q: Would the Owner like for the Design Team to conduct a paint analysis as part of this RFP? If so, can you outline the locations (specific rooms? exterior?) you would like to have included?

A: No paint analysis is required.

Q: Please confirm that there is no interior work anticipated for the Pool Room.

A: Correct.

Q: Will a geotechnical investigation be required?

A: No.

End of Responses