



**McPolin Barn Structural Upgrades
RFP - Additional Questions**

RFP CLARIFICATIONS

Q: Also, would you clarify the following from the RFP:

Page 6: C. Experience and References
Three (5) Page Limit. Is it 3 or 5?

A: Three to Five pages. This will not affect any scoring of proposals because of the number of pages submitted.

Page 7: C. Experience and References
7. Provide at least three (5) client references of similar projects. Is it 3 or 5?

A: At least Three, however the City was looking for an increased number of references of similar projects. The more experience the better in this instance.

McPolin Farm Historic Preservation Plan (Draft) by SWCA July 2015

Q: What is the time frame for completion by SWCA?

A: The intent of the RFP is to have the selected consultant complete the Historic Preservation Plan and the Historic District Design Review (HDDR) permitting as part of the Structural Upgrade project. There are more forms (Design Review) that are part of the HDDR permit process on the City's website under Planning <http://www.parkcity.org/departments/community-development/planning/planning-applications>.

Most of the forms and HDDR permitting has been completed. The design and engineering is required to complete these forms.

Q: Appendix C is titled Measured Drawings. Do you know if these are the drawings created c.1992? Are there later, accurate measured drawings? Are they available in CAD format?

A: All the drawings, photographs, etc. are required to be produced by the selected team to complete the preservation plan and HDDR permitting. The draft is a good base for the plan and permit.

CM/GC

Q: What is the time frame for selecting a CM/GC? What level of involvement do you see for the AE team in the CM/GC selection?

A: As soon as the design and engineering team is awarded the contract we will discuss CM selection timeframe. It is expected that at least one member of the design team is included in the selection process to review proposals, one selection meeting, and possibly interviews.

COST ESTIMATES

Q: Are cost estimates from past structural or reuse studies available?

A: There is now a cost estimate posted on the website.

Q: Will the CM/GC prepare all cost estimates or should the AE team include a cost estimator? Is there a City-preferred cost estimator?

A: The CM will prepare all cost estimates.

ELECTRICAL

Q: To upgrade the interior lighting, should the AE team include an electrical engineer for this limited scope or is there City staff that could perform this work?

A: I think the CM could help in this very limited scope.

ACCESSIBILITY

Q: City findings listed in Chapter 5 of the HPP include deficiencies along the accessible route from the parking lot (e.g., too steep in sections, no landings). Are any of these corrections included in the current project or are accessibility upgrades limited to the barn interior?

A: Upgrades are limited to barn interior.

Q: Can you also please clarify the CM at Risk role in relation to the project team. Typically, a CM at Risk is brought in to work side by side with the design firm, but not necessarily as part of the initial team. It would be helpful to have an understanding of your thoughts about the roles of Project Manager, Construction Manager and Owner's Representative as they relate to this scope of work.

A: CM will be brought in after the design and engineering team is selected. The CM will perform pre-construction services to determine constructability and cost estimates. At identified meeting points in the process the design will be reviewed by the design team, CM and owner's reps. When the design is near completion the CM will bid the project and propose a GMP. Upon award of GMP the CM will subcontract and begin construction.