

McPolin Barn Structural Upgrades
Questions and Answers
11-12-15

Historic Preservation Plan

Q: The draft Historic Preservation Plan (SWCA/July 2015) has a wealth of information, findings and recommendations from that study effort over the last year or so. However it seems the Historic Preservation Plan and Physical Conditions Report (separate City forms for the HDDR process) will need to focus specifically on the features and work proposed as part of this project. Would completion of the draft HPP fulfill requirements of the HDDR and the Historic Preservation Board or would the City HPP and PCR submittals still be required? Can you clarify?

A: The Historic Preservation Plan will need to be completed. The proposed improvements and completed Historic Preservation Plan will be reviewed by staff first and depending on the scope of the work the proposed upgrades will go to the Historic Preservation Board as an update or as an action item with a recommendation from planning staff.

Q: If the City wants the Structural Upgrade consultant to complete the draft HPP, is the draft document acceptable 'as is' and only completion and final formatting needed? Are noted missing components, images, etc. available? What file format was used?

A: The selected team will need to complete the Plan. The selected team will need to submit all missing components required, such as plans, elevations, materials, photos...

Deliverables / Tentative Schedule

Q: What is the expected time between City Council agreement with selected firm and execution of the contract and receipt of a NTP? (The RFP project schedule has initial analysis completed prior to City Council team selection approval.)

A: The schedule is tentative. The dates can be more flexible on non-critical items. The actual schedule will be developed by the project team. From RFP: Work with the committee and PCMC staff to determine final design, schedule and estimates for presentation to the City Council and Historic Preservation Board

Q: Under II. Scope of Project it states both concept design **and** a finalized design are to be presented to the City Council. The Deliverables project schedule calls for presentation of only the "finalized" design to the City Council by 2/25/16. Can you clarify? Is the finalized design the 90% construction documents? Should this design be approved by the Historic Preservation Board prior to being presented to the City Council?

A: Section II is outlining that the selected team will likely present at 1-2 Council meetings and a Historic Preservation Board meeting. The schedule and design presentations will be more defined through the project meetings.

Q: Given the tight time frame and focussed project scope, would the City consider deletion of the 60% submittal?

A: Yes it can be considered.

Q: It is unclear how HDDR approval can be completed by 3/10/16. The needed pre-application submittal, DRT review, PCR and HPP preparation/submittal, then review by the Historic Preservation Board will take a minimum of about eight weeks *after* investigation and preliminary design is complete. Can you address?

A: The date is tentative. Only the Preservation Plan needs to be completed.

Hazardous Materials

Q: Can you confirm testing performed to date and results? Will the City be conducting additional testing or remediating any hazardous materials identified?

A: We will likely include testing and any remediation under the construction contractor's scope.