

# Mystic River Boathouse Park

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**Professional Architectural Services, Structural Design, Regulatory Permitting, Bid Documents and Construction Oversight Associated with the Construction of the Hart Perry Boathouse**

**RFQ#2018-001 – Addendum #6**

**Request for Information Log “RFI” #3 as of 02/14/18**

**From the site visit: 02/09/18**

18. What is the extent of the site design required in this proposal?

Answer: The project extends 5 feet from foundation, no site design work is anticipated from the architectural firm. Docks are excluded from this project.

19. Utilities: We are assuming the park design team will provide civil for utilities from road to footprint.

Answer: Yes, your assumption is correct.

20. Is this prevailing wage job?

Answer: Do not know at this time, will not be unless we receive state grants. None applied for at this time.

21. Regattas and Multiple team’s events

Answer: 2-3 per year / dual meet = high school program trailer access, viewing spaces. Coast weeks regatta brings in 200 rowers in the fall for the past 20 years will not be solely hosted on this property. Site will be a community rowing center, not just for high school programs.

22. Are community-based programs in place but limited because of access to water?

Answer: Yes, we plan on providing adult rowing programs, rowing camps, planning to store a limited number of personal crafts. Mix of indoor and outdoor storage is planned, not

anticipating other programming at this time but it is not out of the question Paddle craft and self-powered craft are the focus for this site.

23. How many people will use the facilities?

Answer: We believe we will see 600 annual users in addition to high school program

24. Soil conditions, Fill on site?

Answer: As part of the remediation project the site will receive several feet of fill. Architects need to determine structural needs to build on site. They will need geotechnical on their team.

25. Is the site location of the building final?

Answer: Views to river are very important to the Boathouse Park. The initial concept has been depicted in a location to optimize this idea, but the final Building site has not been determined. Design in the public domain is solely for fundraising and should be ignored.

26. Are there any green aspects to the project?

Answer: Long south roof line might provide opportunity for energy solution.

27. Are the borings that have been taken available?

Answer: Existing borings will be posted. These are not geotechnical borings and can not be used to determine compaction.

28. What is your projected budget?

Answer: We are raising funds against a 2.5 million dollar estimated budget. This budget was set based on a cost model develop of the initial building concept. The model was produced assuming a conventional wood frame building, 45'x90' with 6,500 sq./ft of finished space and an exterior deck. The model was developed by Stuart-Lynn Company and includes hard and soft costs. The building includes two boat bays, changing rooms, office, training area, and storage. No interior lounge planned at this time. Tight site tight budget.

29. Do we need a boat management consultant?

Answer: No, we have a good expectation of what we need and a program plan that has been developed that will be available to the selected firm.

30. Is it necessary for the respondent to propose a historic architect and archeologist on its team at this stage in the submission process, and if so, how would their roles be defined?

Answer: No, Kent+ Frost is working on this with the town.

31. Has the FOSC Group targeted any "formal" sustainability goals (i.e. LEED; NetZero; WELL Building) for the project?

Answer: No, not currently, building has no LEED requirement. This is something we will review in the concept stage. We would like to take advantage of best available practices and build an efficient, healthy building with minimal energy requirements. Building must meet Ct Energy code requirements.

32. Did the prior study identify any potential archeological issues that would need to be reviewed before excavation for the building foundations?

Answer: No, none that we know of, site is made up largely of fill comprised of coal slag and construction debris. Most of the site was built in the last 100 years.

### **Additional questions since the site visit: 02/09/18**

33. From my reading of the RFQ, it appears that the boathouse architect's team should include the following consultants. Would you please confirm if any of these disciplines are not required for our submission?

Structural Engineer  
Geotechnical Engineer  
Civil Engineer  
Mechanical, Electrical, Plumbing and Fire Protection Engineer  
Marine Engineer

Answer: you will not need a Civil engineer or a marine engineer, these are within the purview of the master planning team.

34. Would it be possible to have a walk-thru of the site? I know we missed last Friday's opportunity but if there is a way to learn what was shared with that group or have another walk-thru, please let me know.

Answer: Information is posted on this RFI, please email for an available time to see the site.

35. On page 11 of the RFQ a historic architect and archeologist are listed as consultants needing qualifications. Do you anticipate that these consultants will be needed?

Answer: You will not need historic architect and archeologist, these are in the town and master plan preview.