

August 25, 2021

**RE: Request for Proposals for Professional Services – Architectural Design Services
For the Rehabilitation of the Historic Section Foreman House**

The City of Wayzata is providing answers to the following questions submitted by consultants regarding the RFP for the above project.

Q1 - What is the role of the City's Historical Consultant on this project?

City Answer: The City's Historical Consultant has helped in the past and will continue to advise the City and the selected consultant throughout the design and construction process on issues such as design decisions and materials selections. The City's Historical Consultant is also helping the City with stakeholder engagement.

Q2 - Are the original and actual drawings of the building available in CAD or Revit?

City Answer: Digital copies or photographs of available historical drawings of the Section Foreman House and standard plans prepared by the Great Northern Railway for the typical remodeling of section houses will be shared with the selected consultant. 2015 as-built drawings of the Section Foreman House available in CAD format will be also shared with the selected consultant. The selected consultant is required to field verify the existing conditions to create updated existing condition drawings.

Q3 - Is the house located within the flood plain? Is flooding a concern by the community?

City Answer: The City is unaware of any flooding issues.

Q4 - If the architect has a contractor brought in for the cost-estimating role, will it keep the contractor from being able to bid on the work for the construction phase?

City Answer: Contractors who are part of the design team proposed by the consultant are not allowed to bid for the construction phase.

Q5 – Which costs are included in the estimated construction budget of \$250,000 - \$300,000?

City Answer: The estimated construction budget of \$250,000 - \$300,000 corresponds to the hard costs – materials and labor – associated with the rehabilitation of the building. This budget does not include construction contingency, FFEs, or consulting fees.

Q6 – Can the City provide a more detailed Civil Engineering scope of work?

City Answer: The Civil Engineering scope of work within the immediate area surrounding the building will need to be coordinated with the landscape architect of the Panoway on Wayzata Bay project. This scope may include regrading, utilities, hardscaping, and drainage improvements. The City will provide a site survey to the selected consultant.

Q7 – Should the consultant assume that the building will need to be made fully accessible for public usage?

City Answer: The City and Wayzata Conservancy's goal is to provide public access to the site and the first level of the building.

Q8 – Are there aspects of the building interior that are historically significant and requiring preservation, or will the preservation focus remain for the exterior only per the Secretary of the Interior's Standards for Treatment of Historic Properties?

City Answer: Rehabilitation treatments will be made to exterior and interior building features. Historic building features and materials are addressed in the *2019 Condition Assessment Update* attached to this RFP.

Q9 – Can you please confirm that a separate Historical Consultant is not required as part of the project team?

City Answer: The project team does not have to include a Historical Consultant. The City's Historical Consultant will collaborate with the selected consultant throughout the design and construction process.

Q10 – Should the consultant assume complete replacement of the HVAC and electrical systems?

City Answer: The selected consultant is expected to assess the existing conditions of building systems and propose design updates that meet project needs and code requirements.

Q11 – Is this a state-funded project and is B3 required?

City Answer: This is not a state-funded project. The project will be funded by the Wayzata Conservancy and funds will include private donations, and, potentially, grant funding.

Q12 – Will the shoreline restoration, trail connection from the plaza to the Section Foreman House, and boardwalk outside the Section Foreman House, all be designed by others as part of the Phase 2 park development?

City Answer: The shoreline restoration, trail connection, and boardwalk will be designed by the landscape architect of the Panoway on Wayzata Bay project. The rehabilitation of the building may be complete prior to Panoway on Wayzata Bay Phase 2. The selected consultant will need to coordinate landscaping with the Panoway on Wayzata Bay landscape architect to ensure that the building is able to operate prior to completion of Phase 2.

Q13 – Will there be any energy efficiency requirements to follow with the change of occupancy type or any City requirements?

City Answer: The City has not discussed energy efficiency requirements yet. The City will handle energy efficiency requirements with the selected consultant as part of the design process.

Q14 – There is a note for no major structural demolition/adaptations. Is it anticipated that the interior would be stripped down to the studs?

City Answer: The selected consultant will work with the City and the Wayzata Conservancy to explore treatment options for interior finishes.

Q15 – Are there utilities that connect to the City Water and waste?

City Answer: The building is served by a water and sewer service.

Q16 – What is feeding the furnace now? Gas or propane?

City Answer: It is the City's understanding that the furnace is fed by gas.

Q17 – Are there plans to add any air conditioning? Is there any existing now?

City Answer: The building currently features a HVAC system. The selected consultant is expected to assess the existing conditions of building systems and propose design updates that meet project needs and code requirements.

Q18 – Is the reference to historical education opportunities (indoor/outdoor classroom space) like a typical history center where they have displays with automated audio/video accommodations, or is it true classroom space with more flexibility (technology) in mind?

City Answer: The City and the Wayzata Conservancy will explore display types with the selected consultant during the design process.

Q19 – Can you clarify which grant funds (Legacy or other) are intended to be used in the project?

City Answer: The project is currently applying for a Legacy Grant and a BNSF Grant.

Q20 – It is mentioned in the RFP that we are limited to 15 pages. Does this mean that one side of the page is considered one page on a double-sided document?

City Answer: One side of a double-sided document is considered one page. Each consultant must submit one electronic copy of their response to this RFP (PDF format, no larger than 10 MB and 15 Pages, all supportive documentation included). No paper copies will be accepted.