1. Please provide the extent required for the electrical plans. Fixtures, switches, outlets, circuiting?

All fixture locations, switches and outlets should be clearly noted on a lighting and electrical plan. A circuiting diagram would be helpful to make sure that code compliance is captured in the scope and adequately priced.

2. Please provide the extent required for the plumbing plans. Supply, waste, vents, fixtures etc.

Plumbing locations can be noted on the floorplans and elevations. Specification notes should call out supply, vent and waste line sizes in order to meet code requirements.

3. Will any of the buildings require new electric service? Of so please list properties

All buildings will have new 200 amp electric service installed by Owner before construction begins.

4. Are all properties provided with city Sewer and water? If so, are they viable?

We believe all properties have access to city Sewer and Water. Their viability has not yet been investigated.

5. Have the properties been evaluated for hazardous materials? If so, have they been remediated?

All of the houses in this project will have asbestos and lead surveys done prior to architectural work being completed, but these surveys have not been completed. Phase I reports for all properties are clean.

6. Are there land surveys for the properties?

Yes. These have now been posted as an addendum.

7. To what extent will the scope include site improvements? Fences, driveways, sidewalks, patios etc.

You can plan on adding notes regarding fencing and possibly driveway improvements to the site plans. 38 Chapel and 69 Gill have retaining wall / stairs / street interactions which will need to be clarified in the site plans.
8. To what extent are out buildings considered in the scope of services? Garages/sheds etc

The garage at 488 Hasbrouck should be considered in the scope of services, as it will be renovated along with that house.

9. Are these projects receiving HCR subsidies relating to sustainability as referenced in Exhibit A?

All projects receiving HCR subsidy related to sustainability are required to complete the below items and adhere to sustainability requirements noted in this document.

1. Architect must consult EGC 2020 Performance Standard ..... 

We are not certain at this time whether the projects will be pursuing these specific subsidies.

10. Will we need to provide a site plan for each property with the updates indicated in the Rehabilitation Standards?

Yes, a site plan will be required for each property. The plans will need to meet the minimum standards as described in the Legacy Cities ACCESS Program Rehabilitation standards.

11. Will landscape or site work be required as part of our scope of services?

Landscape design will not be included in the scope of services. Site work will be noted on the site plan, as needed.

12. 38 Chapel Street may require site adjustments in order to access the house. We assume that we will provide a site plan with direction from the Design Committee. Should we assume partial civil engineering help for this property?

Yes, 38 Chapel Street will require site adjustments in order to access the house. Whether the drawing of those improvements is accomplished in house by the architects or by an engineering subcontractor is up to the discretion of the architects, with prior approval by Owner.

13. 69 Gill Street may need some remediation for the driveway. Should we anticipate civil engineering help for this portion of the work?

Whether the drawing of any driveway improvements is accomplished in house by the architects or by an engineering subcontractor is up to the discretion of the architects.

14. Will the Design Committee provide direction on improvements for any exterior work, for instance repairs to exterior cladding or the installation of new siding
based on the Rehabilitation Standards?

Yes.

15. Are we going to receive as built CAD drawings for each property or will a site be required?

As-built CAD drawings for each property will not be provided. Architect is responsible for measuring existing conditions.

16. The RFP requested mechanical and structural engineering proposals. Is KCLB expecting to see the names and credentials of these sub consultants and their break down fees, or should those costs by lump sum under architecture?

Please present any mechanical and structural engineering proposals as separate delineated prices from the architect’s fee per home.

17. Please confirm you are requesting fee proposals that are based on hourly compensation with a not-to-exceed rather than a fixed fee per house.

Confirmed. Proposals should include hourly billing, with a not-to-exceed number for each house.

18. How many relevant competed projects do you want to see in the proposal?

At least 2 examples of similar completed or under construction projects would be appreciated.

19. Should the Professional References be clients, design collaborators or contractors?

Owners of similar projects would be most useful, but use your discretion.

20. What is the expected timeframe for the design deliverables described in the RFP?

The RFP references a final plans and specs due date of 1/22/24. Additional deliverable dates will be worked out with the firm that we move forward with.

21. How many meetings are expected with Design Committee? Should we
anticipate change of layouts and finishes during this period?

You should anticipate 2 lengthy meetings with the Design Committee, and additional meetings as needed with the Construction Project Manager. You should anticipate minimal changes of layout and finishes once they have been communicated to you as finalized.

22. Should proof of insurance required per 7a be submitted as part of the proposal?

Either proof of insurance or attestation that you meet the insurance requirements are both acceptable for this RFP response.