

City of Portsmouth
 Portsmouth, NH
 RFP#78-18
 Peirce Island Pool House Design Project
 Addendum#1

This addendum forms part of the original document marked: RFP#78-18 Peirce Island Pool House Design Project.

RFP due date: Due to the volume and nature of the questions raised at both the mandatory site-visit and the subsequent inquiries from a variety of design consultants, the city is extending the deadline for submission to **2:00 p.m. Thursday August 9th, 2018**. Proposals are now due at that time.

The following is a summary of the mandatory site-visit notes and follow-up questions.

On Thursday, July 12th a mandatory pre-proposal meeting was held at the Peirce Island Pool property. 12 firms attended the site walk at the Peirce Island Pool held at 9:00 a.m. Led by Peter Rice, Director of Public works, and Nicholas Cracknell, Principal Planner, the site walk included a general overview of the RFP and a discussion of additional information that will be provided by the city to the attendees. A full listing of the attendees is shown in Table 1.

Table 1 – List of Attendees

| Name | Firm | Email |
|------------------|-------------------------------|--|
| Steven McHenry | McHenry Architecture | steve@mchenryarchitecture.com |
| Tim Nichols | AECOM | tim@aecgr.com |
| Stephan Towne | Oak Point Associates | Stowne@oakpoint.com |
| Tad Jusczyk | ARCHIPHERNALIA | tjusczyk@archiphernalia.com |
| Will Gatchell | Harriman | wgatchell@harriman.com |
| Eric Kizak | SFC | ekizak@SFCEng.com |
| Joe Almeida | Destefano Architects | jalmeida@destefanoarchitects.com |
| Cat Birmingham | Richardson + Associates, C.A. | cb@richardsonassociates.com |
| Robert W. Hannon | RWH Architect | rob@rwh-architect.com |
| Rachel Smith | Destefano Architects | rsmith@destefanoarchitects.com |
| Eric Weinrieb | Altus Engineering | eric@altus-eng.com |
| Tracy Kozak | JSA | tkozak@jsainc.com |

Overview of the RFQ - The prospective candidates or their team members for this design services contract were given a general overview of the RFP by Mr. Rice. Items such as the goals of the project, permitting requirements, timelines, budget, and our initial design concept were discussed as well as other potential items that may be subsequently folded into the scope of work (i.e. the pump house building, pool apron replacement, and repurposing of the land where the current bath house is located) pending a funding appropriation from the City.

Building Design - The concept rendering included in the RFP is primarily for illustrative purposes but it is preferred that the proposed building design be consistent and adhere to the principals of traditional building design. The city goal is to add value to the Peirce Island Pool Facility with an iconic pool house design that is commensurate with the unique context of the site, the size of the pool, recognizing that the Facility is far more than just functional in purpose; it's a cultural landmark for the city and NH seacoast. As a form of revivalism, traditional architecture can be characterized as buildings that are typically defined by the language and vocabulary of classical architecture (i.e. sloped rooflines, well-defined cornices, texture in both the materials and trim details, vertically-proportioned windows, symmetrical regulating lines, and a balanced composition). Importantly, the proposed pool house building should be designed to be a focal point for, and be integrated into, the larger composition of the Peirce Island Pool Facility and the other existing or proposed outbuildings (i.e. the pump house building) and landscape features on the site. If funding is approved for the pump house to be replaced its design should maintain a high degree of consistency in style and materials with the pool house.

Supplemental Information – As a result of questions raised at the mandatory pre-proposal meeting, the city provides the following response:

1. Is a large format PDF of the Peirce Island Master Plan & Map available?

Response: A large format copy of the Peirce Island Master Plan and Map will be posted on the website shortly.

2. Are there any other character examples of traditionally-designed pool houses the city is considering for the site?

Response: Using the city's rendering of the pool house as a guide respondents should consider providing up to three design options or variations for the pool house building. Note that traditional architectural styles are highly advantageous.

3. What is the usage data on the staffing, parking, and patron use of the pool?

Response: 16-18 staff currently work at the pool. Typical peak shifts include 10-12 staff members. The adjacent parking lot currently provides about 75 parking spaces. An overflow lot is located to the east and it provides informal parking for another 75 +/- vehicles. Thus, at least 150 off-street parking spaces are needed to meet peak volumes. In a typical day 400-500 visitors use the Peirce Island Pool. Peak hours see as many as 600-800 visitors arrive at the pool.

4. Is there a general map of utilities on and around the pool facility?

Response: A utility map will be posted on the website shortly.

5. What is the expected number of public outreach meetings?

Response: We expect at least two public meetings for this project. Additional meetings will be added as needed.

6. Is there guidance on how the land area under the existing pool house might be repurposed?

Response: The baseline project includes demolition of the existing pool house building and preliminary design of a patio/ park area with landscaping and other park furnishings and amenities to be determined.

7. Is a copy of the archaeological report used for other work on Piece Island available?

Response: The city's archeological report will be made available to the selected design professional during the design process.

8. What are the surge tank data and the programmatic requirements for the pump house?

Response: Any surge tank data and programmatic requirements for the pump house will be posted on the website shortly. Note that having a pool design expert on the design team is highly advantageous for this project.

9. Is there any information describing chemical or other deliveries to the site?

Response: The delivery route for all chemical deliveries to the site will be posted on the website shortly.

10. Are floor plans for the existing pool house building available and what is the program for the proposed pool house?

Response: The existing pool house may be visited to understand the current floor plan. The future pool house should be designed to include the following: men and women's change rooms, with adequate bathrooms, showers and individual changing stalls, a family bathroom, front desk and concession area, staff room, storage areas, and a mechanical room. The pool house should have plumbing and heating systems. The pool house should also be designed to have a central entrance and exit without the need to go through the change rooms.

Follow-up Questions from Tracy Kozak at JSA 9 (received 7-17-18):

Our team has the following questions regarding the Pierce island pool house RFP:

1. Does the stated budget of 1.5 million include site and soft costs? Is there a contingency for remediation or archeological costs?

Response: The baseline project budget is \$1.5m. This includes soft costs. The baseline scope includes the demolition of the existing pool house, installation of a new liner in the pool, construction of a new pool house, and preliminary design of the patio area where the existing pool house is located. Pending additional funding (currently estimated at \$900K) the city would include replacement of the pump house building (and contents), landscape improvements to the repurposed patio area (where the existing pool house is situated) and replacement of the concrete apron around the pool.

2. What is the estimated budget for the pump house, underground piping, and pool lining work? Is there any further information available for this additional rfp scope?

Response: Except for the pool liner (which is included in the baseline project) the other items listed are subject to a funding appropriation. If funding is approved, these items may be added to the scope of the baseline project.

- 3. Can you provide any further programmatic information such as is additional space needed for any purpose such as storage, visitors, equipment, or staff?**

Response: See answer above.

- 4. Will the concessions and snack area require any food preparation, cooking, or heating equipment?**

Response: No.

- 5. Will low voltage electrical design services be required for systems such as IT and security?**

Response: Not at this time.

- 6. Are existing conditions plans or drawings available for the buildings, pool or site?**

Response: The existing conditions plans will be posted on the website shortly.

- 7. Are any reports or studies available for the site, or for the adjacent waste water treatment facility site, such as archeological, historic resources, or Geo Tech?**

Response: See answer above.

Proposers are to acknowledge this addendum within their proposal. Failure to do so may subject a proposer to disqualification.

End of Addendum 1
