

Department of City Development, City of Milwaukee

Request for Qualifications #57523
Lakefront Gateway Plaza Design Project

Addendum #1
October 2, 2014

THIS ADDENDUM IS ISSUED TO MODIFY, CLARIFY OR CORRECT THE ORIGINAL DOCUMENTS AND IS HEREBY MADE A PART OF SAID DOCUMENTS.

DCD has received the following questions regarding this project. In an effort to provide clarity to all parties considering this project, DCD is posting Addendum No. 1 earlier than the RFQ schedule stated. A second addendum may also be posted by October 27, 2014, if deemed necessary.

Questions received and Answers given to date.

Question #1: Can you give any insight as to whether the City will be looking for a larger national firm as the lead for this project?

Answer #1: The project is open to teams both large and small. A small team could lead or a large team could lead. In any case, the required skills would need to be accounted for in the submission and a coordination plan or past experience should be explained. It is likely that a team selected in this phase will be composed of multiple firms, each bringing their talents to the overall team, whether that be landscape design, civil engineering, architecture, art/art selection, water features, etc.

Question #2: I am interested in knowing whether this project will be exclusively available for bid by Milwaukee Architecture & Design firms or is there an opportunity for others to bid?

Answer #2: The project is open to teams both large and small and local or national. A small team could lead or a large team could lead. In any case, the required skills would need to be accounted for in the submission and a coordination plan or past experience should be explained. It is likely that a team selected in this phase will be composed of multiple firms, each bringing their talents to the overall team, whether that be landscape design, civil engineering, architecture, art/art selection, water features, etc.

Question #3: What is the fee for this project?

Question #3: There is no fee/budget for this phase of the design project process. This is just a request for qualifications.

Question #4: Is design work (concepts) in Phase 2 of the selection process part of what should be submitted, or is it just a proposal?

Answer #4: No design concepts are necessary at this time. That would come later during the second phase of the design project process. This is just a request for qualifications.

Question #5: Is there any budget (fee) for the second phase and especially what the budget is for the winning team to complete the DD and CD phases of the project. We were wondering if that information is available, or if the budget for the project will not be available at this time for question?

Answer #5: The project is anticipating awarding stipends (or honorariums) to the top teams, likely 4. That amount has not been finalized at this time. The budget for the actual Design Development and Construction Drawings would be related to the overall construction cost of the project, in line with customary fees for these types of projects. Without a design concept proposed, and estimated costs, it is difficult to summarize the anticipated fees.

Question #6: We are reviewing the rfq and it appears that Phase 2 will be a design competition. Can you confirm if that is the case and, if so, what the honorarium will be? Also, is there an established construction budget for the project?

Answer #6: The Phase 2 will be in essence, a design competition. Participants will be awarded from the top selections from the RFQ process. An honorarium is anticipated, however the amount has not been finalized. There is no construction budget established for the project.

Question #7: Will the design teams be paid for the design work in Stage 2? How much will they be paid? What are the deliverables for that stage?

Answer #7: The Phase 2 will be in essence, a design competition. An honorarium is anticipated, however the amount has not been finalized. Participants will be awarded from the top selections from the RFQ process. The deliverables for Phase 2 will be conceptual drawings, images, models or other means to communicate the design. The submissions will likely need to be display boards or similar means to allow viewing of the proposals

Question #8: Is there a financial award in phase 2 to the four design teams chosen to compete for the winning spot?

Answer #8: The Phase 2 will be in essence, a design competition. An honorarium is anticipated, however the amount has not been finalized. Participants will be awarded from the top selections from the RFQ process.

Question #9: The RFQ identifies three park zones: North urban plaza, South urban plaza, and Gateway plaza. To confirm, does this RFQ include the design of all three spaces simultaneously?

Answer #9: The design should be considered as a coordinated approach between the three spaces, however, as the center Gateway plaza is the focus for this RFQ.

Question #10: The diagram within the RFQ shows a pedestrian bridge (as do other renderings, in the public dissemination of the master plan), and there is brief mention of a possible bridge and/or landing, but it's not clear whether it is a requirement to create the specific connections and route as described in the sketch. Could you confirm that a bridge is included in the project scope and budget, and clarify any parameters related to the design of the pedestrian bridge?

Answer #10: A design should consider an appropriate landing for a bridge, potentially with interim use of the area until the anticipated bridge is constructed. The specific scope as relating to the bridge is still under development, and no budget is currently allocated for the bridge

Question #11: This RFQ is understood to be a two-stage selection process, in which the second stage involves the selection of four teams who are responsible for "the preparation of proposals for final judging." Will there be a stipend given to the teams to cover the design expenses for the second stage and if so, how much will the stipend be?

Answer #11: The project is anticipating awarding stipends (or honorariums) to the top teams, likely 4. That amount has not been finalized at this time.

Question #12: It is understood that four teams would be selected by February 2015; however the time period associated with the preparation of the proposals for final judging is not indicated. When is the deadline for the design proposals and/or what will be the expected duration of the design period?

Answer #12: That timeline has not been determined.

Question #13: Related to the above, most design selection processes such as this one often indicate specific parameters around the production/deliverables of the design proposals, which enable a team to understand its financial exposure in preparing for the effort. For example, there might be a specific guideline such as "no more than one 30"x42" board." What are the parameters of the proposal itself in this case?

Answer #13: The deliverables for Phase 2 will be conceptual drawings, images, models or other means to communicate the design. The submissions will likely need to be display boards or similar means to allow viewing of the proposals.

Question #14: What is the overall, estimated budget for the parks (and pedestrian bridge), or has that yet to be determined?

Answer #14: That has yet to be determined.

Question #15: Is there a list of the jury members available? It would be helpful to know if there are any design and engineering professionals in addition to civic, community, and government leaders.

Answer #15: In the interest of the integrity of the RFQ process, the names of the evaluation committee members are not released. It is anticipated that an independent design professional will be included in the phase 2 proposal judging.

ALL PROPONENTS SHALL ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF ADDENDUM NUMBER 1 (DATED October 2, 2014) FOR REQUEST FOR QUALIFICATIONS #57523, BY SIGNING IN THE SPACE PROVIDED AND SUBMITTING THE SIGNED ADDENDUM WITH YOUR PROPOSAL. PROPOSALS SUBMITTED WITHOUT THIS ADDENDUM MAY BE CONSIDERED NON-RESPONSIVE.

SIGNED THIS _____ DAY OF _____, 2014

SIGNATURE

COMPANY NAME