



**REQUEST FOR QUALIFICATIONS (RFQ)
AND TECHNICAL PROPOSAL FOR**

**DESIGNER SERVICES
FOR**

CONWAY, MA TOWN GARAGE

ADDENDUM 1

Issued: NOVEMBER 27, 2013

Responses Due: JANUARY 14, 2014 2pm

BY
TOWN OF CONWAY, MASSACHUSETTS

SUBMIT RESPONSES TO:

FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS
12 OLIVE STREET, SUITE 2
GREENFIELD, MA 01301
ATTN: CHIEF PROCUREMENT OFFICER

The following changes/clarifications are made to the RFQ for Designer Services:

- (1) Delete the third and fourth paragraphs in Section 1.1 Project Description, and insert the following:

“The project will generally consist of the construction of two buildings. The first building will be approximately six thousand (6,000) square feet and it will include two garage/mechanic bays, one wash bay, a maintenance/storage area, office space and community room, along with shower and bathroom facilities to support four full time and two part time staff. This building shall incorporate green energy elements as required/desired. The second building will be approximately seven thousand (7,000) square feet and will be a cold storage building for vehicle storage.

The Town has projected a total project cost for the Town Garage of \$3,000,000. This cost includes the cost of construction along with any designer fees, OPM fees, furniture, fixtures, & equipment (FF&E) and any other miscellaneous costs. As this effort moves forward, the designer shall work with the Town to validate this assumption.”

- (2) Section 2.2, Phase 4:

Delete the existing Phase 4 and insert the following:

Phase 4: Bidding Phase. The designer shall work with the Town to establish a fixed limit of construction cost (FLCC) during the design phase of the project. Once the FLCC has been mutually agreed upon between the two parties, the designer shall prepare construction documents with a project scope that meets these financial requirements. If the contractors’ bids come in above the FLCC and the Town is unable to award the project to the lowest responsible bidder as a direct result of the high bids, the designer shall revise the construction documents at its own cost in order for the Town to rebid the project as required to bring the project in at the agreed upon budget.

Questions submitted in writing:

Regarding Phase 4 under Section 2.2 of the RFP which refers to a “Fixed Limit” for the construction budget.

Question #1: Has the “Fixed Limit” already been established?

Answer: No

Question #2: If the “Fixed Limit” has already been established, is it equal to the higher preliminary cost estimate of \$4,000,000 (as is mentioned in Section 1.1 of the RFP)?

Answer: No, the fixed limit has not been established and it will be less than the total project cost identified in Section 1.1.

Question #3: If the “Fixed Limit” has not already been established, when and how will it be established?

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Answer: The fixed limit will be established by the designer and the Town based on the anticipated total project cost identified in Section 1.1.

All other provisions of the RFQ remain the same.

Please acknowledge receipt of this addenda where noted on the **General Information Page** in your submittal. All other requirements of the RFQ remain unchanged.



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