

ADDENDUM #: 1 GRP PROJECT #: **010-04-40-51-000-000-532291**

DATE: August 19, 2015

PROJECT: **RFQ – Town Common Phase I Renovations Design Development**

The City of Greenville Recreation and Parks Department is issuing this addendum to the Town Common Phase I Renovations Design Development RFQ in response to questions and requests for clarifications. This Addendum constitutes an integral part of the RFQ, and is to be read in conjunction with the original document. Unless specifically changed by this Addendum, all other requirements and terms of the RFQ remain unchanged. It is the responsibility of all Proposers to conform to this Addendum and modify their Statements of Qualifications accordingly.

1). Section **2.2. “SCOPE OF SERVICES”**, at the end of Section 2.4 add the following section:

“2.5. DESIGN GUIDELINES AND POLICIES

The following guidelines and policies are intended to assist the Designer during the design development process with common policies, regulations, statutes and issues that may impact the project. These guidelines are derived from Local State and Federal laws, regulations and codes.

2.5.1. AMERICANS WITH DISABILITIES ACT (ADA) – The Designer shall prepare the design development documents in accordance with the 2010 ADA Standards for Accessible Design, which provides that those facilities that are constructed or altered by, on behalf of, or for the use of public entity shall be designed, constructed or altered to be readily accessible to and usable by individuals with disabilities.

2.5.2. LEED Design – The Designer shall develop a program that meets the City’s goal for energy conservation and energy use, sustainable design and construction including life cycle cost evaluation. The Design shall incorporate the following City adopted LEED practices into the design development documents:

- a. **Buildings over 10,000 sq. ft.** All new construction, renovation, or addition of City – owned buildings over 10,000 square feet will meet a minimum of LEED-Silver and will be certified by the U.S. Green Building Council.
- b. **Buildings 5,000 – 10,000 sq. ft.** All new construction, renovation, or addition of City owned buildings from 5,000 to 10,000 square feet will meet a minimum of LEED-Certified and will be certified by the U.S. Green Building Council.
- c. **Buildings less than 5,000 sq. ft.** All new construction, renovation, or addition or addition of a City-owned building less than 5,000 square feet will be a minimum of LEED-Certified and is not required to be certified by the U.S. Green Building Council.

2.5.2. Crime Prevention Through Environmental Design (CPTED) – CPTED is defined as a multidisciplinary approach to deterring criminal behavior through environmental design. CPTED theories contend that law enforcement officers, architects, city planners, landscape architects, interior designers and resident volunteers can create a climate of safety in community. This theory is based on four principles: natural access control, natural surveillance, territoriality, and maintenance. The goal is to prevent crime by designing a physical environment that positively influences human behavior. The Designer shall incorporate CPTED principles in determining the placement of site elements, and structures.”

2). Section **2.2. “SCOPE OF SERVICES, 2.2.1. CONTRACT DELIVERABLE, a. Schematic Phase”** at the end, add the following new paragraph:

“ As part of the Schematic Phase of the project, the Designer shall include a landscape management plan and report that offer recommendations on managing existing plant material on the site, while taking into consideration the original design intent, LEED design requirements, and CPTED principles. The landscape management plan shall provide recommendations regarding plant material that should be preserved, plant material that should be removed, and plant material that should be relocated. ”

3). Section **2.2. “SCOPE OF SERVICES, 2.2.1. CONSTRUCTION BUDGET ”** at the end, add the following new paragraph:

- a. The Designer shall work within the parameters of the design and construction budget. No transition of funds from one task or another, or use of Specified or Unspecified Additional Services monies shall occur without prior written approval from the City.
- b. The Designer is responsible for recommending alternative selections, design parameters, proposed alignments, major project features, and special provisions etc. that follow City standard practices and meet the goals of the project.”

4). At the end of this RFQ, add the attached “**APPENDIX – E**”.

APPENDIX - E



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**MASTER PLAN PHASE -
Town Common Renovations
Phase I Development**

IMPROVEMENT	COST
Streetscape on 1st Street	
1st Street Streetscape : Storm drainage, street lighting, asphalt paving, concrete pavers, tree grates, landscaping, and site furnishing	\$960,000.00
Town Common Improvements - Per approved master plan	
Building, 4,500 sq. ft: concession, restrooms, boat/canoe/kayak rental, mechanical equipment, etc.	\$905,000.00
Decorative Sprayground w/ Engineering	\$400,000.00
Playground Areas (2-5 age group and 5-12 age group) with rubber surfacing / 4,225 sq. ft.	\$161,700.00
Parking and Vehicular Circulation (Drives)/ 49,960 sq. ft.	\$200,000.00
Parking Lot Lighting w/ Electrical Engineering	\$90,000.00
Sycamore Memorial Tower, Pedestrian Circulation and Plaza Area /18,000 sq. ft.	\$393,000.00
Boat Ramp w/ Engineering / 960 sq. ft.	\$200,000.00
Landscaping	\$80,000.00
Site Furnishing	\$85,000.00
TOTAL	\$3,474,700.00

END OF ADDENDUM # 1