

## Questions and Answers re RFP for a Vision and Design Concept

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Issued April 16, 2007

The following questions have been sent into the BFDC prior to the May 11 deadline. The answers are in blue.

1. Could you please explain the relationship, if any, between the scope of work outlined in this RFP and that outlined in a recent RFP issued by the Town for Flood Hazard Mitigation Planning & Design for the Main Street Business District? **The flood zone study relates to architectural approaches to building in a flood zone. As you saw in the RFP, we are interested in helping developers and investors overcome the perceived impediment of building in a flood zone.** Specifically, I am interested in how work on these two projects would be coordinated. **The flood zone study is part of the development of an overall Buzzards Bay Main Street comprehensive plan. While much of the work on this plan is funded by the BFDC using state funds, the flood zone work is funded by a state Smart Growth Technical Assistance Grant to the Town. However, the Town is represented on the BFDC's Main Street Steering Committee, as explained in the current RFP. Therefore, the MSSC is the overall coordinating body.**
2. Is there a defined budget range for this project? **We have not specified a budget in the RFP on purpose. We want to learn what planning professionals consider to be a fair price for the work described.** Are there specific (public) funds appropriated for this project? **Part of the state grant received by the BFDC last summer is dedicated to this project.**
3. Is any portion of or information generated by the RKG marketing study that is now underway available for review by respondents to this RFP? **All or parts of the market/fiscal impact study will be available to the chosen consultant.**
4. Could you confirm what kind of consultants you would like to see on a team... it seems that infrastructure, transportation and environmental issues are key, so do you hope to see proposals that include all or some of these consultants? **We anticipate a team of consultants that have experience with smart-growth principles and urban planning (on a village scale). While infrastructure, transportation and environmental issues are important, we need people who can think out of the box, who can see beyond the current conditions and envision how the village might be developed. Rather than specify what kinds of consultants we think we need, we are asking those of you in the field of urban vision and design to assemble a team that can perform the work outlined in the scope of services.**
5. I realize you are looking for a cost proposal as well as a technical proposal. Can you share what are the fee expectations for this work - or what kind of funds BFDC has available for the project? **We have purposely not specified a budget for this project. We are interested in what the professionals believe will be needed to meet the scope as described in the RFP.**
6. What were the key findings of the market study and when will it be available? **The findings of the market/fiscal impact study will be shared with the consultant chosen to do the work described in the RFP.**

7. What was Steven Stimson's office just hired to do? **Stimson's firm was hired by the Buzzards Bay Vitalization Association to continue the planning for the Town Park, known as BridgePark.**
8. What are the status and key findings of the sewer study? **The wastewater management planning study is not complete – the work done to date will be shared with the consultant chosen to do the work described in this RFP. The purpose of the study is to remove the wastewater treatment capacity limits that currently serve as an impediment to potential developers and investors.**
9. Have any of the park master plans been adopted? Or is one preferred? **No**
10. Has any one looked at the possibility of extending the retail to both sides of park to the canal, creating more of green? **I have no idea what the Stimson firm is considering. We saw some preliminary concepts only.**
11. Based on the information that I was able to download it appears that you have budgeted \$5,000 for the Charrette, \$25,000 for the visualization and \$25,000 for the zoning study. Does this mean that we are preparing a scope of service for this RFP for \$55,000? **The document you downloaded is out of date. The projected work plan and amounts for each item have changed considerably. We have not indicated a "budget" for this project in the RFP purposely so that we can learn from the professionals what they consider to be a fair amount for the work described.**
12. Do you have the funding in place for this project? **Yes**
13. What firms were retained for the market and infrastructure studies? Can we speak to them before submitting our proposal? **Our policy is to not encourage candidate consultants to talk with contracted consultants on projects that have not been completed and for which there is not a final report. We would prefer that you base your response to our RFP on the information obtained in the RFP – that seems to be the fairest to all. We tried to include a lot of background information in the RFP.**
14. Do you have a particular kind of firm in mind for this project? Local, Regional or National? **No.**
15. How do you expect the firms to compete? Price or Qualifications or Both? **As was stated in the RFP: "The Consultant will be selected on the basis of the most advantageous ratings in the above evaluation criteria, the personal interview with the staff that will be assigned to the BFDC project, and superior references, taking into account the fees requested."**