



Louis Engel Performance Space RFP

Responses to Questions – April 19, 2024

Below are responses, indicated in italics, to questions asked regarding the RFQ. Questions were batched when similar.

1. The existing stage is 36” to 40” above grade. Modern code requires railings for heights above 30”, except at the performance side of the stage. Please confirm that a stage elevation just shy of 30” above grade is acceptable in order to avoid the need for side and upstage railings.

The purpose of the RFP is for the Town to receive design proposals for the project. The Town is open to considering a variety of design ideas, so respondents should focus on providing proposals that are in line with the objectives for the site. The exact elevations related to the project can be worked out after a proposal has been selected by the Town.

2. The existing roof is 10’-4” above the stage at the downstage side and does not extend forward of the stage. Is there a strong desire to improve theatrical lighting angles/height compared with the current condition? If such changes have a notable cost impact, are they worth pursuing?

The purpose of the RFP is for the Town to receive design proposals for the project. The Town is open to considering a variety of design ideas, so respondents should focus on providing proposals that are in line with the objectives for the site. Details such as the angles/height of lighting can be worked out after a proposal has been selected by the Town.

3. The current stage has a total of 8 columns. Is there a desire to eliminate some of these column locations relative to the stage, even if such changes have a notable cost impact?

The Town has no preference regarding the number/location of the columns relative to the stage. The purpose of this RFP is to identify a qualified team to work with the Town to develop a design that will meet their goals and objectives. If respondents feel this would be an appropriate improvement, proposals should indicate such.

4. The RFP included a prior image showing a fabric roof concept. The Town is not interested in this type of design and solely wants a permanent roof that is easy to maintain. Please confirm.

Yes, the Town is not interested in a fabric roof concept, due to potential maintenance concerns, and instead wants a permanent roof that is easy to maintain. In addition, given the potential location of the performance space in reference to the water, the durability of the roof and overall structure is a top concern. The structure will need to be able to weather strong winds and salt spray from the brackish waters of the Hudson River. The structure also needs to be able to handle flood conditions and protect against animals inhabiting the area under the stage.



5. We are aware that there is a desire to accommodate theatrical performances in addition to the current musical performances and speech events. If the demands of theater create demands for a larger, higher roof and/or an electrical power upgrade, if such changes have a notable cost impact, are they worth pursuing?

The purpose of this RFP is to identify a qualified team to work with the Town to develop a design that will meet their goals and objectives. If respondents feel this would be an appropriate improvement, proposals should indicate such.

6. The 200 Amp electrical power is intended to be relocated from the existing restroom/maintenance building at the south to a location on the stage, elevated above flood plain. Is it an option to keep the electrical service at its current location, modified to become a small shed, in order to save costs? If the electrical service is relocated to the stage, it will be perceived as a local “wall” adjacent to the stage. Is there a preferred side aesthetically for this placement or should the decision be based on cost and coordination with access to the stage?

The Town is open to keeping the electrical service at its current location in a smaller capacity. On the other hand, if the electrical service is to be relocated to the stage, the Town currently has no preference regarding the placement of it besides being appropriate to the view of the Hudson and the general use of the stage as well as making sure it is located in an area that would not be affected by flood conditions. The initial goal was to incorporate the electrical service into the design rather than greater an additional “eye sore” for the project.”

7. Does the relocated electrical breaker need to remain 200 Amp services, or can it be broken into 2 or 3 smaller breaker boxes totaling 200 Amps (or a bit more) in order to mitigate interferences and segregate uses?

The project will require a new electrical service from Con Ed for a minimum of 200Amps. Moreover, the Town is not interested in the use of multiple sources with smaller breakers for this project.

8. The Town stated that they will provide surveys and that a new site survey is not needed. Please confirm.

The RFP notes requirement of surveying services. We have received a survey done by TC Merritts Land Surveyors, dated 5/26/2023 from your office. Are additional surveying services still required? If yes, could you elaborate what would be required?

Since the project site has a lot of fill, Geo-tech services will be required?

Yes, the Town has provided the most recent survey of the park which can be found at <https://www.townofossining.com/cms/publications/town-clerk/bid-specifications/rfp-louis-engel-waterfront-park-performance-space-additional-docs> . An additional survey will not be required; although the respondent may find it necessary to undertake Geotech investigations due to the extensive use of fill on the project site.



9. The Town stated that the overall project needs to achieve 30% MWBE. It would be preferable to achieve this percentage in the design phase, but bidders will not be disqualified for providing less than this amount. The MBE and WBE split does not need to be 15% / 15% but needs to total 30% for the entire project. Please confirm.

Does the MWBE utilization Plan- Form C and Form D (filled in) need to be submitted with the Proposal?

If MWBE utilization includes construction sub consultants, do we need to submit the 30% utilization breakdown with the Proposal?

Yes, respondents may provide proposals with less than 30% MWBE and the split does not have to be even between MBE and WME. Forms C and D were provided for your reference for the State's requirements. MWBE participation will be noted during the evaluation of the proposals.

10. NYS DRI provided a grant for \$600,000. There I(sic) also some other added funding. The construction budget is approximately \$800,000. Does this \$800,000 budget estimate include design fees?

As noted in the RFP, the selected consultant's scope of work includes:

- *Preparing detailed engineering design plans and specifications for a public bid,*
- *Developing the bid documents*
- *Providing assistance during the construction phase in scheduling and chairing a preconstruction meeting, preparing meeting minutes, and reviewing submittals, and*
- *Performing site visits during construction, reviewing contractor requests for payment, and project close-out.*

Therefore, the budget is also inclusive of any potential design fees. However, the \$800,000 is just an estimate and the budget may be higher depending on the overall scope of the project.

11. Proposal evaluation notes 'Staffing Table' but it is not noted in the Proposal requirements. Could you expand what is needed in a staffing table?

This typo is referring to the Form B Staffing Plan required by DRI. This will not be necessary for applications and will not be evaluated as part of the Town's review.