

**City of Salem, RFQ for Architectural Services Bertram Field Phase 2 Project – T-11
Addendum #1 - October 5, 2017**

1. What are the zoning requirements for this project/site.

The City of Salem is investigating that issue and will respond shortly.

2. What are the goals for companies certified by the Commonwealth's Supplier Diversity Office (SDO).

The City requested on page 33 of the RFQ that companies submit information on their sub-consultant's certification with the SDO. The City of Salem has not set a goal for percentage of subcontracting that should be certified with the SDO, however, the City of Salem is encouraging prime applicants to seek and solicit teams that have certification, and to document their certification status.

3. Does the City have priority parts of this project?

All portions of the program and buildings are inter-related and important, however, the City notes that the existing locker and amenities building is in poor condition. The City is interested in replacing those functions as soon as possible in order to ensure there are appropriate facilities at the site with minimal delay and disruption.

4. Is there access from Bertuccio Avenue?

Yes, there is access, but it is only for emergency and maintenance. The City is unsure of the utilities available in that area.

5. Are there historical requirements for this project?

The building is over 50 years old, so will need to apply for a waiver for a demolition delay from the City.

6. Could you please email the sign in sheet from the briefing session?

Yes, please see attached file "Sign in Sheet Pre-Proposal Bertram"

7. Is there an OPM/OPR on board already? If so, who is it?

Jenna Ide and Michael Lutrzykowski, City of Salem, are currently the OPM's. However, the City of Salem will hire an outside consulting OPM at a later date.

8. Will any food service prep areas, appliances or fixtures need to be considered for the concessions (surface areas, sink, stove, refrigeration)?

Please see Attachment F: Bertram Field Phase 2 Renovation Study, the programming sheets for Concession Stand, for more information about what should be considered.

9. When was the accessibility for the press box triggered?

The City of Salem believes it was triggered when the field was replaced. However, the designer will need to verify the code requirements.

10. We understand that the City received a variance on the number of plumbing fixtures, can you please confirm how many plumbing fixtures the variance allows you to have?

The City of Salem did not receive a variance. The latest program for the facility assumes a variance would be granted. The selected designer would be responsible for meeting code or getting a variance.

11. What is the square footage/acreage of the entire site?

There are three parcels. The main parcel is 5.5 acres, and includes the main field, access road, and building. The second parcel is to the east of the main parcel, and is 1.5 acres. The third parcel is the ledge area, which is north of the field, east of the parking area and is part of the Collins Middle School property. That whole property is 11.6 acres, but the portion that would be potentially useable for the project is not the whole parcel, only a small portion. The designer would need to work with the City to determine what areas of the middle school parcel should or could be included in the project. The City made a small land transfer with the North Shore Medical Center, which is not reflected in those acreages. Please note the following change to the RFP in response to this question.

Please see page 43 of the RFQ. Please add the following bullet after the last bullet on that page:

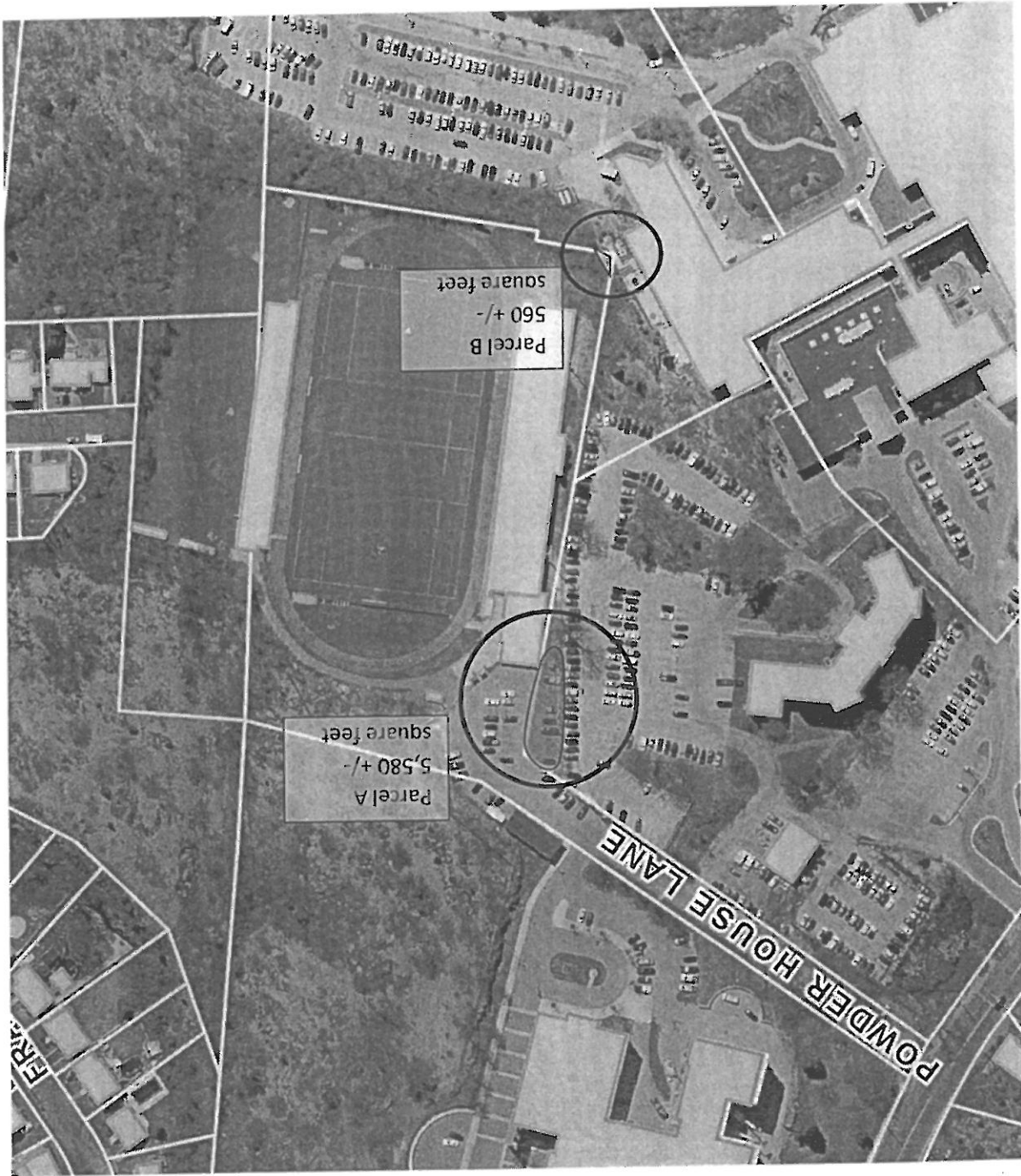
- “Attachment H: Two Documents – Bertram Field Land Swap Plan and Bertram Field Land Swap 2”*

12. Is the existing plumbing currently gravity fed or is there a lift pump station in place?

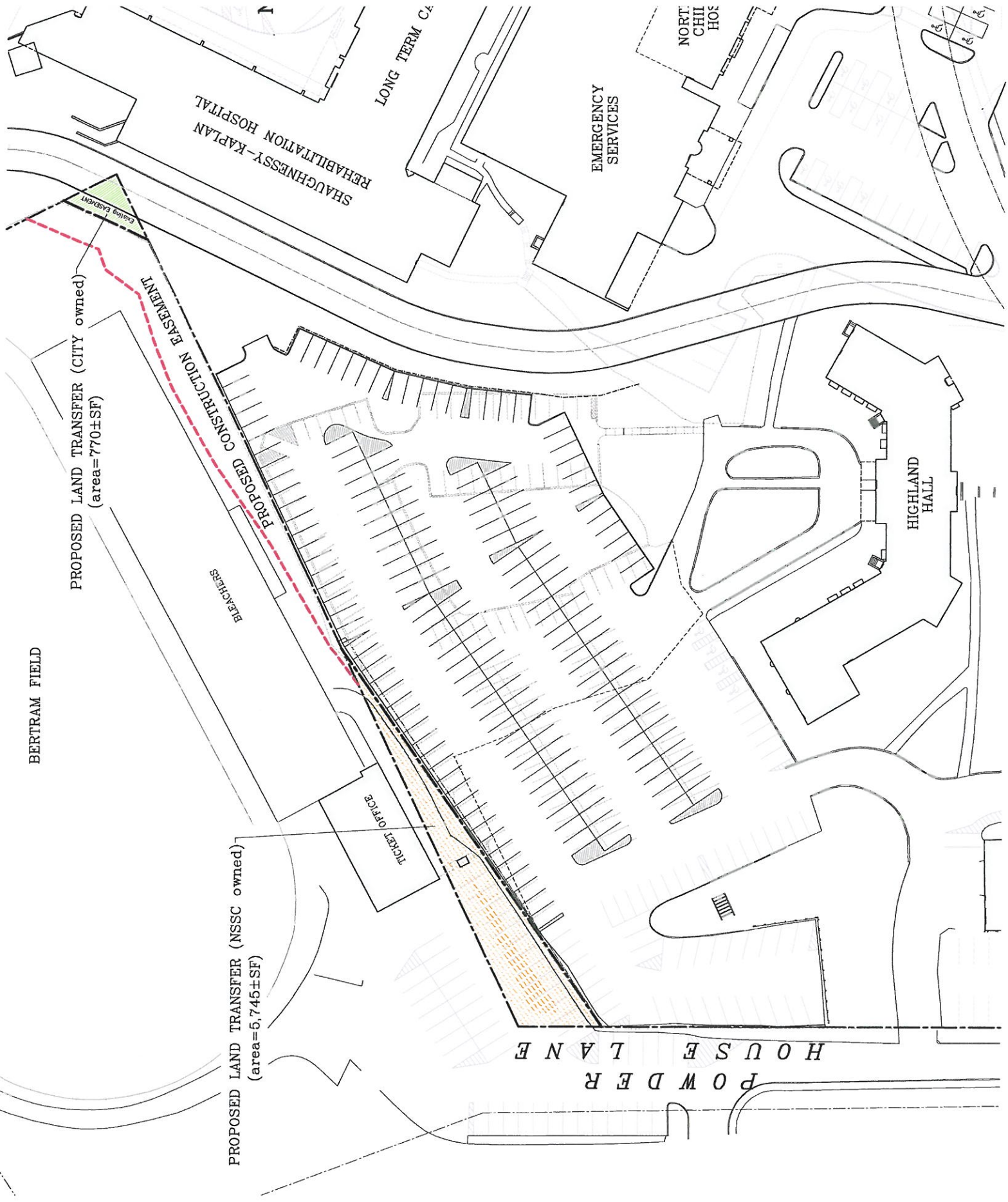
The sewer is gravity fed.

13. Did the studies take LEED/sustainability/net zero energy considerations into account?

Unknown. The requirement to meet the stretch code was in place when the studies were conducted, so it is assumed that energy efficiency was taken into account.



Parcel A 5,580 +/- square feet



BERTRAM FIELD

PROPOSED LAND TRANSFER (CITY owned)
(area=770±SF)

PROPOSED CONSTRUCTION EASEMENT

PROPOSED LAND TRANSFER (NSSC owned)
(area=5,745±SF)

TICKET OFFICE

TOILET

HOUSE LANE

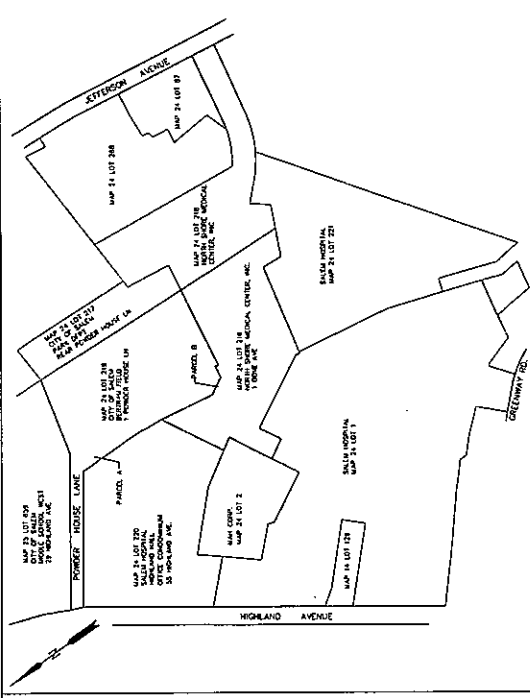
SHUGHNESSY-KAPLAN
REHABILITATION HOSPITAL

LONG TERM CA

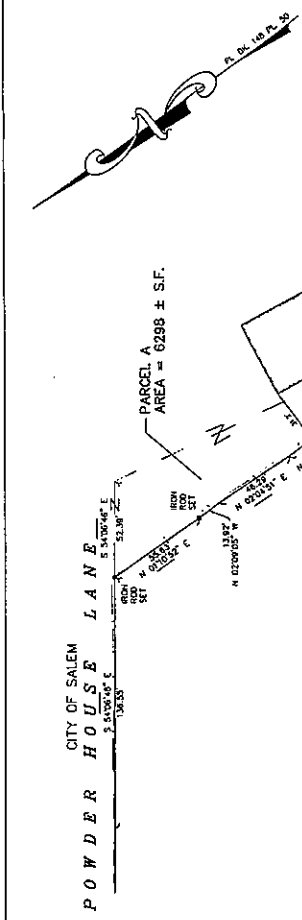
EMERGENCY
SERVICES

NORTH
CHIL
HO

HIGHLAND
HALL



LOCUS MAP
SCALE 1" = 200'



CITY OF SALEM
BERTRAM FIELD

SALEM HOSPITAL
HIGHLAND HALL
OFFICE CONDOMINIUM
MAY 1980
PLAN BOOK 159 PLAN 74 - LOT 1
AREA ± 288,357 ± S.F.
AREA ± 288,357 ± S.F.
AREA ± 288,357 ± S.F.

PLANNING BOARD APPROVAL UNDER
THE SUBDIVISION CONTROL LAW NOT REQUIRED
SALEM PLANNING BOARD

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION
OF CONFORMANCE WITH ZONING REGULATIONS

NOTES:
1. PARCEL A IS CURRENTLY OWNED BY SALEM HOSPITAL, INC. AND IS BEING CONVEYED TO THE CITY OF SALEM TO BE INCORPORATED INTO THE LOT OF BERTRAM FIELD TO FORM ONE CONTIGUOUS LOT. PARCEL A IS NOT A SUBSIDIARY LOT.
2. PARCEL B IS CURRENTLY OWNED BY NORTH SHORE MEDICAL CENTER, INC. AND IS BEING CONVEYED TO THE CITY OF SALEM TO BE INCORPORATED INTO THE LOT OF BERTRAM FIELD TO FORM ONE CONTIGUOUS LOT. PARCEL B IS NOT A SUBSIDIARY LOT.

PLAN OF LAND SALEM

55 HIGHLAND AVENUE
PROPERTY OF
SALEM HOSPITAL HIGHLAND HALL OFFICE CONDOMINIUM
1 DOVE AVENUE
NORTH SHORE MEDICAL CENTER
1 POWDER HOUSE LANE
PROPERTY OF
CITY OF SALEM
SCALE 1" = 30' APRIL 24, 2008
NORTH SHORE SURVEY CORPORATION
14 BROWN STREET, SUITE 100, SALEM, OR 97301
GAIL L. SMITH, PLS
818-754-4800



NORTH SHORE
MEDICAL CENTER, INC.
AREA ± 389,371 ± S.F.
117 ± ACRES (CONTIG.)
PLAN BOOK 211 PLAN 78
PARCELS A, B, C, A-2, AND LOT 2
INCLUDING LOT 1003 ± PARCELS 1
LOT 1003 ± PARCELS 1
AREA ± 100,000 ± S.F.
225 ± ACRES (INCLUDING PARCEL B)

PARCEL B
AREA ± 1219 ± S.F.

STANFORD-VAHARY
REHABILITATION HOSPITAL

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR

FOR RECORD ONLY