

City of Salem, RFQ for Architectural Services for Forest River Pool, Bathhouse & Associated Facilities – T-14
Addendum #1 - November 6, 2017

The City of Salem held a Pre-Proposal on October 18, 2017 at Forest River Park. A list of known interested companies is attached. If you would like to be added or requested to be added and are not on the list, please contact Jenna Ide at jide@salem.com. Members who attended from the City of Salem are: Jenna Ide - Director of Capital Projects & Municipal Operations, Ray Jodoin – Manager Department of Public Works, Patricia Kelleher - Community Development Planner, Patricia O’Brien – Director of Parks and Recreation, Ashley Green -- Conservation Commission Agent

At the pre-proposal meeting, the City discussed the requirements of the project, and went over the information provided in the RFQ. Subsequently, attendees were provided a tour of the building, pool, and filtration system. Several questions were asked at the pre-proposal as well as questions received after the meeting. Please see the questions and the responses below.

1. Please confirm that even though the RFQ only wants a fee proposal on the Study, our submission should address the entire project, i.e., the study and full design services?
Yes, the Proposal should address services for all phases. Although the City will proceed with only the Study at this time, it reserves the right to negotiate all other subsequent phases with the selected designer should funding become available. Therefore, it is important that the Proposal address the other phases as well. The level of detail of the response may be less for other phases.

2. What are the goals for companies certified by the Commonwealth’s Supplier Diversity Office (SDO).
The City requested on page 34 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. What are the elevations of the building?
Elevations for the site and building should be obtained from USGS and other sources. The site appears to be between 1-3 meters, with the building around 3 meters. This information must be verified by the selected designer.

4. Are there historical requirements for this project? Does the City have more information on the history of the facility?
Yes, at this time the project is required by Salem Historical Commission to conduct an abbreviated Historic Survey. Please see the RFQ for more information.

The City provided the known history of the site in the RFQ. In addition, the following information was found by the City.

Please see page 42 of the RFQ, please add the following bullet after the last bullet on that page:

- *“Attachment G1: Additional Historical Information – Forest River”*

For this project, both disciplines, as well as many others, are very critical in the early phases, as the landscape, pool, and the building must work together. Of those two disciplines, the City cannot say what would be more competitive, however, lead Proposals will need to bring both to the table. Nonetheless, the City notes that the building portions of the project will likely determine the bidding process for construction. Although there has not been a final determination as to what procurement law will govern, the project is quite interconnected, so it is assumed at this time that most or all of the project will be bid under M.G.L. Chapter 149. Therefore, the RFQ has requested that the Proposer have strong experience bidding under Chapter 149.

List of Interested Parties:

Name	Company Name	Email Address
Michael P. Fortuna	TLBArchitecture, LLC	mfortuna@tlbarchitecture.com
Garry J Guimond	Richter & Cegan Inc	gguimond@richtercegan.com
Jorge M. Cruz	Flansburgh	jcruz@flansburgh.com
Nereyda J. Rodriguez	Miller Dyer Spears Inc.	Nrodriguez@mds-bos.com
Dale Gienapp	Gienapp Design	sjohanson@gienappdesign.com
Dennis J Gary	Gray Architects, Inc	dennisgray@verizon.net
Cassandra Pierre-louis	Flansburgh Architects	cpierre@flansburgh.com
Jeffrey Taylor	Taylor and Miller Architecture & Design	aoleary@taylorandmiller.com
Linda Duerst	Counsilman - Hunsaker	lindaduerst@chh2o.com
Sheri Lawrence	Stephen Kelleher Architects, Inc	sherilawrence@stephenkelleherarchitects.com
Paul Durand/ Mark Meche	Winter street Architects, Inc	mmeche@wsarchitects.com/
John Deitering	Anmahian Winton Architects	pdurand@wsarchitects.com john@aw-arch.com

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.961
Historic Name:	Smith, John C. B. Memorial Pool
Common Name:	
Address:	80 Fort Ave
City/Town:	Salem
Village/Neighborhood:	Salem Willows
Local No:	44-146
Year Constructed:	1933
Architect(s):	Kelsey, Harlan P.
Architectural Style(s):	
Use(s):	Laboratory - Research Facility; Other Recreational
Significance:	Community Planning; Engineering; Military; Recreation; Science
Area(s):	SAL.GZ: Salem Neck and Winter Island SAL.HA: Salem Willows Historic District
Designation(s):	Nat'l Register District (03/25/1994)
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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SAL. 961

NRDIS 3/25/1994

FORM H - PARKS
AND LANDSCAPES

Assessor's number

USGS Quad

Area(s) Form No. Forms within

Massachusetts Historical Commission

44-146

Salem

HA

961

960
3679

major natural features. Show all buildings or major features within the landscape. Indicate all buildings between the landscape and nearest intersection. Indicate north.

see continuation sheet

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MASS. HIST. COMM

Town Salem

Place (neighborhood or village) _____

Salem WillowsAddress or Location 80 Fort AvenueName J.C.B. Smith Memorial PoolOwnership ☒ Public ☐ Private

Type of Landscape (check one):

- ☐ park ☐ farm land
☐ green/common ☐ mine/quarry
☐ garden ☐ training field
☐ boulevard/parkway
☒ other (specify) salt water pool

Date or Period 1933-4Source Salem City DocumentsLandscape Architect Harlan Kelsey

Location of Plans _____

Alterations/Intrusions (with dates) 1962 -bath house demolished, c.1970 - damrebuilt, lab. bldg. constructed

Condition _____

Acreage 28Setting Cat Cove between Winter Islandand Salem NeckRecorded by Lisa MausolfOrganization Salem Planning Dept.Date (month/year) June 1998

SAL 961

PARKS AND LANDSCAPES FORM (Smith Pool)

VISUAL/DESIGN ASSESSMENT

Describe topography and layout. Note structures such as bandstands, gazebos, sheds, stone walls, monuments, and fountains. Note landscaping features such as formal plantings, agricultural plantings, and bodies of water. If possible, compare current appearance with original.

All that remains of the former J.C. B. Smith Pool complex (MHC.961), constructed in 1933-4, is a salt water pool formed by the construction of a dam between Winter Island and Salem Neck at an area known as Cat Cove. The vehicular access is located off Fort Avenue, adjacent to the South Essex Sewerage District's Secondary Wastewater Treatment Facility which is currently under construction. Along Fort Avenue there is an uncoursed stone wall about four feet high with a concrete cap. Shaded by trees, there is a parking lot near Fort Avenue while a dirt driveway leads through the woods, down to the waterfront. A long flight of concrete steps leading from the parking area to the pool appears to date to the 1930s. There are only a few surviving elements of the cedar fence which was installed in the 1930s. On the waterfront, the concrete dam was rebuilt c. 1970 and the concrete pier (MHC.960) extending into the water was constructed at about the same time. On the west coastline of Smith Pool there are several buildings constructed to house the marine laboratory c.1970. These include a single-story, brick building (MHC.3679) with a flat roof, concrete foundation and single pane windows and a c.1970 garage constructed of concrete blocks with a brick face and gable roof. A plywood shed is located behind the garage.

A concrete wall is located along Winter Island Road, at the north end of the pool. The shore of the pool is strewn with large numbers of shells.

HISTORICAL NARRATIVE

Discuss history of use. Evaluate the historical associations of the landscape/park with the community.

In the 1930s and early 1940s, the John C.B. Smith Pool was a popular recreation spot in Salem. In the late 1920s John C.B. Smith donated the property to the city and provided money toward the construction of a park, bath house and concession stands. John C.B. Smith was a prosperous local businessman who owned much of the commercial area at the Willows, including the Pavilion which he had constructed in 1874. Smith owned the entire block of Fort Avenue from Bay View Avenue to its end and developed the commercial properties, operating or leasing many of the amusements which brought visitors to the Willows. Mr. Smith died about 1925 and in 1933 his widow bequeathed \$20,000 to the City of Salem to build a salt water pool, as a memorial to her husband. The pool was built with the Smith funds, in conjunction with Federal funds. Construction of the pool was begun in 1933 and the project was completed and formally turned over to the Board of Park Commissioners on July 15, 1934. According to the Visitor's Guide to Salem, the salt water pool, an embayment on Cat Cove, was the largest on the Atlantic seaboard. It was constructed at a cost of \$250,000 with a seawall and floodgate between Winter Island and Salem Neck. A modern bath house was constructed at an additional cost of \$35,000. Other original features including a diving tower and twenty-five permanent settees. In 1934 the area opposite the pool was made into parking according to plans by Harlan Kelsey. A cedar rail fence was constructed along the paths and Winter Island Road. The total acreage of the property consisted of twenty acres of shore property and 8 acres of pool.

During World War II, the Coast Guard, who operated an installation across the cove at Winter Island, wanted Smith Pool closed for security reasons. After the war, the pool remained closed as no appropriation was made for its repair and maintenance. The pier at Smith Pool was dismantled and removed in 1955. In 1962 the bathhouse and summer houses at the Smith Pool were demolished. The following year the Board of Park Commissioners and City Council, with the permission of the Smith Pool Trustees, agreed to turn the area over to the Commonwealth of Massachusetts for a marine biology research station.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Town
Salem

SAL 961
Property Address
80 Fort Avenue
Area(s) Form No.

HA	961
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HISTORICAL NARRATIVE (continued)

The Division of Marine Fisheries' Cat Cove Marine Laboratory was established in 1970 in the shadow of power and sewerage treatment plants. The embayment's wall and gates were rebuilt and a laboratory was constructed. In 1995 lab operations were moved to Gloucester because of anticipated construction at the adjacent secondary treatment plant. Salem State College took over ownership of the property in June 1997 and will convert the former state marine lab into an aquaculture center, renovating the large lab building and repairing the three tidal gates that allow sea water to flow in and out of the saltwater pool. The three target species which will be cultivated here are the European oyster, the Atlantic scallop and the codfish.

BIBLIOGRAPHY and/or REFERENCES

Bales, Lincoln. "To Your Health", Salem: A Coastal Journal. Gloucester: 1981.
Brenge, Kim Withers. National Register Form for Salem Willows Historic District, February 1994.
Salem City Documents, 1930-1970.
Salem Directories, 1920-1930.
Visitor's Guide to Salem. Salem: Essex Institute, 1937.

SAL 961

INVENTORY FORM CONTINUATION SHEET

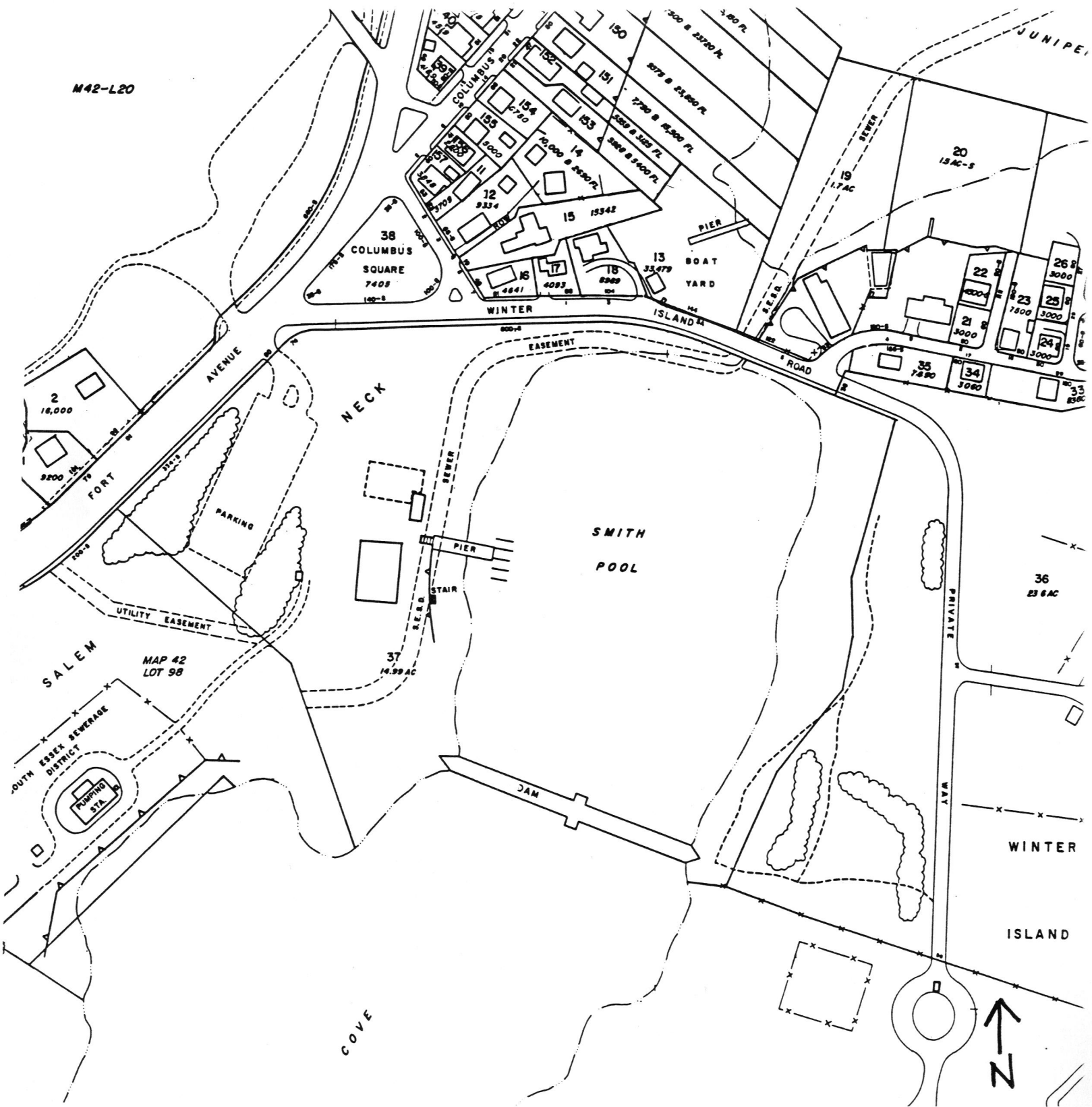
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Town
Salem

Property Address
80 Fort Avenue
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HA

961



INVENTORY FORM CONTINUATION SHEET

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Boston, Massachusetts 02125

Town
Salem

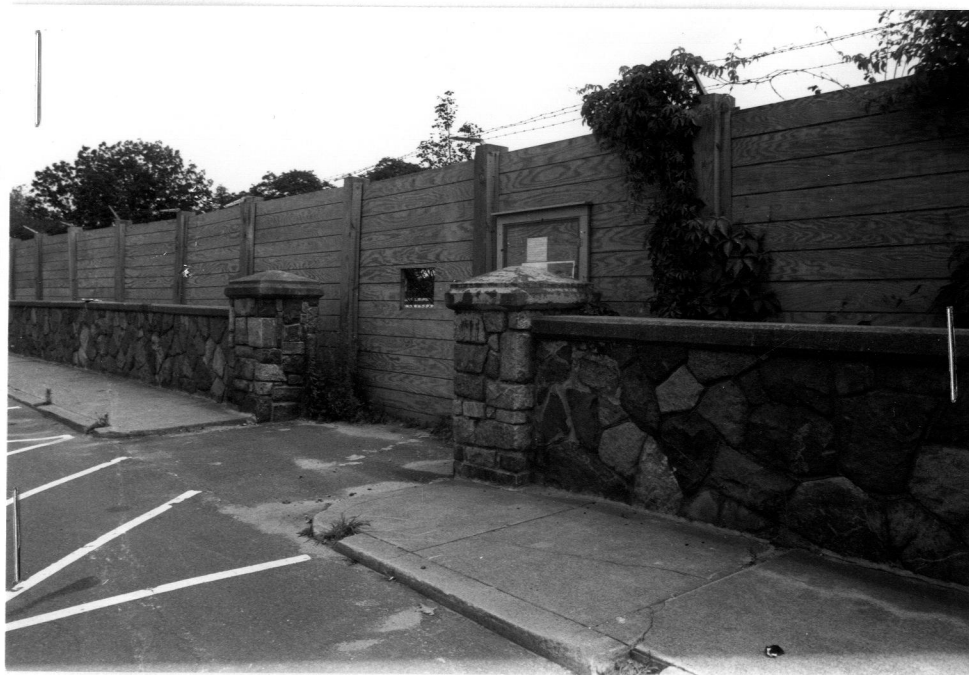
Property Address
80 Fort Avenue
Area(s) Form No.

HA

961



Smith Pool (SAL.961)



Smith Pool (SAL.961)

INVENTORY FORM CONTINUATION SHEET

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Boston, Massachusetts 02125

Town
Salem

Property Address
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Area(s) Form No.

HA	961
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SAL. 961



City of Salem RFQ #T-14

Attachment G1 - Additional Historical Information



It is a busy summer day at the Forest River Pool, on the banks of Salem Harbor, where the saltwater pool provided ideal refreshment on hot and humid summer days. The water could be changed daily with each high tide. The bathhouse contained showers, changing rooms, and a concession stand. (Courtesy Theriault Collection.)

Above: Historical Photo from "Images of America: Salem Massachusetts Volume II"

Next Page: Smith Pool - Salem, Architect Ambrose Walker. Similar design, potentially same architect and time period for Forest River.

Ambrose Walker

1869-1967

Architect
MIT

Partner Ernest M.
Machado

Maribel Juanita
Machado

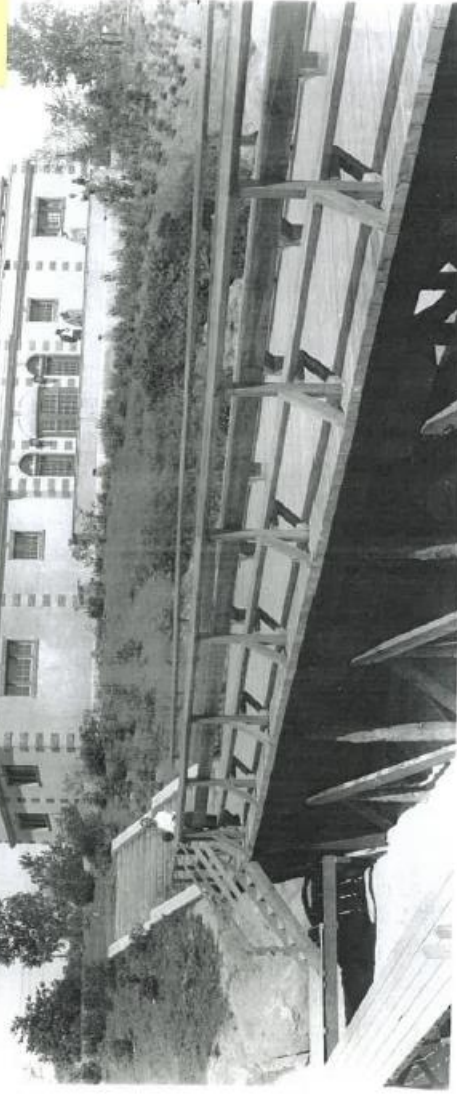


Figure 11: DESIGNATED PORT AREA AND CHAPTER 91 DESIGNATION

