



CITY FORT PIERCE

REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE
RFP No. 2025-013

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by a potential proposer for clarification of the proposal specifications:

- 1. QUESTION:** Has this project been submitted and/or approved by the State Historic Preservation Office (SHPO)?

ANSWER: **No. The building is registered only in the City’s local register of historic sites and districts.**
- 2. QUESTION:** If not, who is responsible for the preparation of the necessary documentation for the project and submission/approval by SHPO?

ANSWER: **The City will submit an application for a Certificate of Appropriateness to the City’s Planning Department, utilizing the project documents generated by the Contractor. The application will be reviewed administratively and possibly by the City of Fort Pierce Historic Preservation Advisory Board.**
- 3. QUESTION:** Please confirm how discovered unforeseen conditions, including structural repairs, will be handled as a changed condition with a change order for additional services?

ANSWER: **In the Statement of Work of the Request for Proposals, a conditions assessment must be conducted by the contractor during the Pre-rehabilitation Phase. However, if unforeseen conditions present themselves afterwards, then those discoveries can be brought to the attention of the City’s Project Manager. If those discoveries/repair services affect the project timeline and/or cost, then a change order must be brought before the City Commission for a decision.**
- 4. QUESTION:** If construction permitting requires A/E stamped drawings, who is responsible for production of those drawings?

ANSWER: **This construction project is using a design-build delivery method, therefore A/E stamped drawings will be the responsibility of the contractor.**

5. **QUESTION:** Please confirm if any work is intended or required on the brick masonry chimney?
- ANSWER:** **This project focuses on the exterior of the building. The chimney will not be used for fire or heating.**
6. **QUESTION:** Relative to work on the windows that will impact interior spaces, who is responsible for moving items and perhaps personal items out of work zones prior to work in those spaces?
- ANSWER:** **The City and the tenant will be responsible for removing or relocating their belongings from the work zone.**
7. **QUESTION:** Please confirm window type or materials that are acceptable for reproduction of new replacement windows?
- ANSWER:** **Impact-resistant windows that match the existing style or as close as possible.**
8. **QUESTION:** Are windows and doors to be replicated in-kind? Or are windows and doors to be replicated to meet current code standards?
- ANSWER:** **They must meet current code standards while maintaining some level of resemblance to their original style.**
9. **QUESTION:** What area(s) will the contractor be permitted for staging?
- ANSWER:** **The contractor can use the parking lot east of the building for staging.**
10. **QUESTION:** Where will a dumpster and port-o-jon be permitted to be staged?
- ANSWER:** **The dumpster can be staged at the east side of the building along the curb. The Seven Gables House has restrooms available for use right outside of the main entrance.**
11. **QUESTION:** Who is responsible for restoration of turf and site conditions following completion of all work?
- ANSWER:** **The contractor is responsible for replacing the sod as it exists currently.**
12. **QUESTION:** When does the City of Fort Pierce intend to make the award of the project?
- ANSWER:** **The award is to be made after completion of an evaluation of bids an the approval of the City Commission at their regularly scheduled meetings.**

13. **QUESTION:** Is there a project budget or anticipated cost that can be provided?
ANSWER: **Yes, however the price should reflect the scope of work.**
14. **QUESTION:** Is there a set of plans from the building move that can be transmitted to us during the bid period? This should include foundation, exterior porch, restrooms and exterior staircase and wood deck?
ANSWER: **Yes. Please see attached.**
15. **QUESTION:** Will there be an attempt to keep the museum or gift shop open? Note that the job site should be secure for safety and liability purposes.
ANSWER: **No. the Seven Gables Visitor Center will not remain open during construction.**
16. **QUESTION:** Would we be able to place a construction fence around the project, including the staging areas?
ANSWER: **Yes**
17. **QUESTION:** Please confirm if an electronic submission of the bid is acceptable?
ANSWER: **Yes. Please follow the delivery instructions as stated in the Request for Proposal document.**
18. **QUESTION:** Evaluation Criteria. Please confirm that the price counts only 20 points for the award and shall not be the sole basis for an award.
ANSWER: **We will follow the evaluation criteria as stated in the Request for Proposals document.**
19. **QUESTION:** The RFP notes that specific improvements are to be undertaken which include the following items:
- a. Upgrade all fascia boards with hardi-board fascia materials.
 - b. Remove existing siding and trim, replacing them with the same shiplap profile using hardi-cementuous siding.
 - c. Replacement of all exterior windows and doors as necessary.
- According to the above referenced standards, the historic materials should be repaired rather than replaced in lieu of the replacement of materials approach identified in the specific improvements. Are we to deviate from the U.S. Secretary of Interior's Standards to follow this directive? Deviation from the standards may.

ANSWER: The project intends to improve the exterior of the building with durable, low maintenance, weather-resistant and impact-resistant materials that can resemble the original style as closely as possible. These improvements do not impact the funding source.

20. QUESTION: What funding sources are being utilized for the project?

ANSWER: Funding will be provided by the Fort Pierce Redevelopment Agency This is not funded through a grant.

21. QUESTION: What are the scheduling requirements associated with any of the **Funding sources?** Are there any requirements regarding the commencement of the project or the completion of the project and expenditure of funds.

ANSWER: The awarded contractor must comply with the scheduling requirement agreed upon in the construction agreement. The scheduling timeline will be determined by the contractor in collaboration with the City. The City will follow the directives provided in the agreement regarding contract payments. Please refer to “Exhibit A Sample Contract”, which is attached to the Request for Proposals.

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: _____
Typed or Printed

Company Name: _____

Address: _____

Date: _____

/lh

Attachments: Building Permit, Drawings, and Eight (8) Photos of the Seven Gable House