

DESIGN AND DEVELOPMENT OF BUILDING PLANS FOR CITIZEN'S BLOCK
CONTRACT #2026-2/16/2018

Questions #3

Questions	Answers
Will any portion of the building be considered for a restraint use or will it all be retail on the ground floor?	I am unfamiliar with the term "restraint use"
Will any portion of the building be considered for an assembly space or will it all be office space on the second and third floors?	Office, at this time
How much space will the Rockville Downtown Association, which is there now, occupy in the renovated building? On which floor?	Unknown at this time
What use is anticipated for the basement?	Unknown at this time
If the Rockville Downtown Association continues to occupy space in the renovated building will the fit out of their space be part of this proposal or will they contract separately with an architect?	The fit out of the four spaces on the first floor beyond their being renovated to a warm, dark box is not included
What is meant by the warm, dark box on the ground floor and how is that distinct from the storefronts to be provided for up to four businesses	A warm dark box implies an unfinished, heated space.
How many occupants are expected to utilize the multipurpose room on the third floor?	Unknown at this time
What kind of activities are expected to take place in the multipurpose room?	Unknown at this time
Will the town contract directly with the hazardous remediation design consultant?	Unknown at this time
For Bid Alternate #2, how many spaces would be in the tiered parking structure?	Unknown at this time
For Bid Alternate #3, what is considered the extent of the "rear portion of Citizen's Block"?	The rear add on section.
Will each of the future tenant spaces have individually metered electrical, gas, water, etc.?	On the first floor, yes.
What are the existing use groups of the building, as determined by the building code?	Unknown at this time
Is the front facade expected to undergo any more renovations as part of this phase of work?	Unknown at this time
What is the towns budget for the proposed scope of work?	Funding is in place for the initial phase of this project. Additional funding may be allocated/pursued, dependent upon scope of work selected.
What is the amount of funding currently available for the project, hard and soft costs, and where are the funds coming from?	Funding is in place for the initial phase of this project. Additional funding may be allocated/pursued, dependent upon scope of work selected.

What are the additional funding sources being considered for the project?	Funding is in place for the initial phase of this project. Additional funding may be allocated/pursued, dependent upon scope of work selected.
Who are the stakeholders that would be participating in the schematic design of the project?	The development of concept designs will be an interactive process between the design professional team and town staff, which will provide input on room arrangements and site configuration.
Is the building on the state or federal historic registry?	Citizen's Block is a contributing structure to the Rockville National Register of Historic Places District
Will the project seek historic designation in an effort to receive historic tax credits as a potential funding source?	Unknown at this time.
Will the project be subject to zoning review and approval?	No
Are there any existing drawings, measured drawings, CAD drawings, of the building available? In what medium?	There are no architectural renderings of the building.
Will the Town of Vernon provide an A-2 Survey of the property for use in the site evaluation?	Include as part of add/alternate 2
The Invitation to Bid describes the scope of basic services as "provide design services for the preparation of plans and construction documents to include Mechanical, Electrical, Plumbing, Fire Protection, and Code Compliance relative to the design and development of building plans for Citizen's Block..." Does the scope of basic services include code compliance with all accessibility requirements of the Connecticut State Building Code including access to and through the building, which will require site work to design an accessible entrance and an elevator for access to the upper two floors?	Yes
Since the scope of basic services should include universal access to the building, does add-alternate #2 involve an evaluation of the entire "site" including all four properties fronting on Park Place?	If necessary
Since the scope of basic services should include universal access to the building, does add-alternate #3 intend to exclude selective demolition from the scope of basic services?	No