

# **Responses to Questions**

## **REGARDING REQUEST FOR QUALIFICATIONS**

### **FOR**

#### **ARCHITECTURAL DESIGN AND CONSULTING SERVICES FOR BOONE HOUSE – PRESERVATION, REPAIR, AND UPGRADING CIP 925418**

**Q1.** Who in the City of San Ramon will be the agency making decisions?

- A.** Public Works Engineering and Building Department as necessary and appropriate. There may also be separate review from our Fire Department, which is a separate Agency from the City.

**Q2.** Is there a historical board that typically will oversee such buildings in the City?

- A.** The relevant organization is the Historic Foundation, a private entity that contributes to projects at Forest Home Farms and will be consulted, however, will not be an oversight entity.

**Q3.** Will approvals come from Public Works including ADA?

- A.** Yes

**Q4.** Are you expecting the consultant to provide cost estimating services?

- A.** Yes, for the understanding of cost of the different phases and therefore see what options are available.

**Q5.** Is there any site work as part of the RFQ?

- A.** There will not be any site work.

**Q6.** ADA triggers additional parking, would the City consider adding ADA parking requirements?

- A.** One of the requirements associated with the upgrades of these buildings is to meet ADA requirements.

**Q7.** Is a CASp required for the RFQ proposal?

- A.** No, but knowledge of ADA requirements is important.

**Q8.** Are you expecting a concept design package as part of Phase One including renderings that will help you apply for grants from other agencies?

- A.** The City is looking for the best qualifications and package that will allow the City to prioritize the upgrades on the Boone House. Consultant will have some flexibility as to how Phase One is achieved.

**Q9.** It was mentioned Educational use for the first floor would that be by the City of San Ramon or private vendor?

- A. There's potential that it can be both. With it being a City property, the City would be responsible for Educational Program but the City does contract out with vendors.

**Q10.** Any interest in adding an elevator?

- A. There is no interest in an elevator at this moment.

**Q11.** Is this an RFQ or is the City looking for a fee proposal?

- A. The City is looking for a fee proposal for Phase One.

**Q12.** Are there sources of income other than City budget?

- A. As of now there are not many rentals onsite. It would be something the City is interested in the future of being able to create a revenue stream.

**Q13.** Do you have a site master plan/landscape master plan?

- A. The City does not have a landscape master plan. The City does have the Forest Home Master Plan. Provided is an Esri Story Map ([Forest Home Farms Story Map](#)).

**Q14.** Is there a general expectation to de-apartment the Boone House?

- A. Potentially, the idea is to interpret the different time periods.

**Q15.** What resources does the City have and using in terms of immediate preservation and the ability to do some preservation work?

- A. City staff are assigned to the site to perform maintenance work.

**Q16.** Do you have hazmat assessment done?

- A. There has not been a complete assessment; however, there was a condition assessment that lists basic information on materials used.

**Q17.** Are the landscape and site connections surrounding the Boone House to be considered as part of the Feasibility Study and cost exercise?

- A. The landscape and site connections surrounding the Boone House will not be part of the Study unless they need to be ADA compliant and is a path of travel to the Boone House.

**Q18.** What level of ADA access should be assumed? Are there currently any known accessibility issues? Is the Study limited to building interior and immediate building access, or should it include site-wide accessibility, parking, etc.?

- A. The level of accessibility will be limited to the building interior and immediate building access including ADA parking and path of travel to the Boone house. ADA access to the building should be considered in the general cost estimates but design would be included in the later phase of the project.

**Q19.** How much of the proposed master plan (1999) has since been implemented?

- A. There has been minimal implementation of the plan for the Boone House. However, the City considers the Forest Home Farms site a priority and work listed in the Master Plan has been done for a major portion of the Property. A significant portion of the identified maintenance in the Master Plan has been completed including, but not limited to the rehabilitation of the Glass House exterior, doors and locks were installed where identified, arborist examines the property on an annual or bi-annual basis, pest inspections and maintenance, building for public restrooms, interior Glass House and tank work, renovation of the 1850s barn, Walnut Processing area, and rehabilitation of the Walnut Barn. The Plan is outdated at this time and staff has been utilizing the 2022 recommendations for future use.

**Q20.** Does the City have a list or chronology of renovations that have taken place at the Boone house?

- A. No.

**Q21.** Are there other structures within the historic park that should be assessed along with the house for immediate stabilization recommendations, should the City intend to allow public access?

- A. This RFQ will focus only on the Boone House.

**Q22.** Is there a pre-determined budget available for this first phase of work?

- A. The initial scope of work is expected to be approximately \$100,000

**Q23.** Does the City anticipate additional community engagement for this study?

- A. At this phase, it is anticipated to be limited to one meeting with the Historic Foundation, which would likely also include the San Ramon Park Commission, depending on recommendations. Other meetings may occur as part of the initial phase or future phases.