



TOWN OF NORTHBOROUGH

63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 Phone
www.town.northborough.ma.us

RFQ for OPM Services
Fire Station Building Project
Pre-Bid Meeting
May 13, 2022

Q&A

All answers to questions asked at the Pre-Bid Meeting on May 11, 2022 are provided herein. Additional questions may be asked per the requirements set forth in the RFQ until the deadline of May 16, 2022. All responses will be provided by May 18, 2022 from the Town.

1. What is the budgeted amount of funding carried by the Town for the OPM contract?

The Town estimated 3.5% of the total construction cost for the project to fund the OPM contract. This amount is reflected in the Johnson Roberts Associates, Inc. presentation attached to the RFQ on the page entitled "Project Budget – Concept Design". The total Architecture and OPM fees carried for the project are 12.5% of the total construction budget, with 3.5% allocated for OPM services. This is a qualifications-based process, and the owner will negotiate the fee for services dependent upon an evaluation of the level of effort required, job complexity, specialized knowledge required, estimated construction cost, comparison with past project fees, and other considerations. As construction cost is but one of several factors, a final construction figure in excess of the initial construction estimate will not, in and of itself, constitute a justification for an increased Owner's Project Manager fee.

2. Did the Town retain an OPM on the feasibility phase of the project?

No.

3. Was the initial Architect selection process for the Feasibility Study robust?

This question was asked in reference to the Town's desire to retain the architect that worked on the feasibility and preliminary design portion of the project for the final design and construction phase. The Town conducted a very thorough and detailed initial search for the Architect, Johnson Roberts Associates. The contract was designed in a way that allows for the town to bring Johnson Roberts Associates forward for the next phase of the project, if it is determined that it is in the best interest of the Town.

4. What is the status of the structure on Monroe Street?

There is a home located on Monroe Street on the rear side of the property. The Town intends to purchase and demolish the home prior to construction. The Town will oversee the demolition process independent of the OPM.

5. Is 11 Pierce Street still being considered as a site?

No, the site of the new Fire Station will be 61-65 Main Street. The Town will close on the property at 61-65 Main Street in July of 2022. Once the project is completed, the Town will make a determination as to how to dispose of or reuse the existing station at 11 Pierce Street.

6. Is there a timeline for contract execution?

Please see page 12 of the RFQ for a tentative timeline. This is subject to change based on availability; however, the Town is committed to proceeding expeditiously given the already delayed timeline.