

**ADDENDUM No. 2**  
**November 15, 2023**  
**REQUEST FOR QUALIFICATIONS**  
**Valley Falls Heritage Park Master Plan**  
**Bid # 2023-1122-01**

- 1. Does the Town want a topographic survey prepared for this project as a part of the scope of work? If so, what do you imagine to be the boundaries of the survey?**

Yes, the Town is looking for a topographic survey to be completed as part of this project.

- 2. What are the racial, ethnic, and economic demographics of the local community?**

The following links provide information on the Valley Falls area of Cumberland.

[ACS Financial Characteristics – Valley Falls](#)  
[ACS Demographic and Housing Data – Valley Falls](#)  
[ACS Household and Families – Valley Falls](#)

- 3. Is the project focused solely on Phases 5&6 of the 1991 Master Plan, or is the project providing an updated Master Plan for the entire park?**

Provide an updated Master Plan for the entire park. Phases 5&6 were included as reference points, but the Town is looking for an updated design that meets the grant requirement of providing health monitoring, education and work (job training/skills) in the park.

The Master Plan can propose a multi-phased project that exceeds the \$1 million in grant funding. However, the first phase and the expenditure of \$1 million in grant funds, must have fully operational health monitoring, education and work programming by the end of 2026. The proposed amphitheater may meet the goals of the grant. The proposed woodland trail/Mill Street entrance, which will facilitate access between the park and Amaral Building, may not necessarily meet the grant goals but can be included in a subsequent phase. Other amenities that will improve access and use of the park are welcome.

The Town understands that the cost of a re-envisioned park may exceed current grant funding, but we are open to seeking additional grant funding to bring a new Master Plan to fruition.

- 4. Phases 5&6 of the 1991 Master Plan have already been designed to the master plan level. Is the Town open to a revised design for Phase 5&6 or do you want the 1991 design for Phases 5&6 simply advanced to 10% Design?**

The Town is open to a revised design and updated Master Plan that complements activities at the Amaral Building and meets the grant requirement of providing health monitoring, education and work (job training/skills) within the park.

- 5. Has there been a natural resources inventory (flora/fauna) of the park? If not, would the Town be interested in one as a part of the scope of work for this project?**

The Town recently completed a tree inventory:

<https://cumberlandri.treekeepersoftware.com/index.cfm?deviceWidth=1920>

But we don't believe a natural resource inventory is imperative to this project.

- 6. What is the condition of the stone walls on the site? Has a structural engineer inspected them for structural integrity? If not, would the Town desire a structural analysis as a part of the scope of work for this project?**

There has not been a structural analysis. The Town would consider a structural analysis as an alternate to the scope of work.

- 7. Has there been an environmental investigation of the site? If so, had the site been cleaned up?**

The Town has no documentation and is not aware of environmental investigations and/or remediation (if necessary) being undertaken.

- 8. Are there any archeological restrictions on the amount of excavation that can occur within the park?**

Potentially. The park is a significant industrial archaeological site and is eligible for the National Register. Any physical changes to the park will need to be approved by the RIHPHC and RIDEM.

- 9. Would you consider extending the deadline a week or two?**

We are keeping the deadline as is.

- 10. I believe that you mentioned that there was funding lined up for construction, with possibly more if other aspects of the proposed work were approved, but is there a construction budget number for the anticipated work as intended?**

The current budget for Heritage Park is \$1,049,936, inclusive of the Master Plan.

- 11. Is the Town willing to accept any exceptions/amendments to the terms and conditions provided in the RFP/will there be an opportunity to suggest amendments if awarded? The General terms and conditions do not cover some of the legal topics we commonly address as design professionals. Specifically, regarding ownership of work product and the possibility of reuse, we'd like to potentially add some language addressing indemnity. Our request would include something like the following, in section 25, below the section "The contractor guarantees".**

- **The Town guarantees:**
- A) To save the contractor harmless from any liability arising from use or re-use of the contractor's documents, files, data, etc. created under this Agreement on this or any other project without the direct involvement of the contractor and/or without the contractor's permission in writing (which shall not be unreasonably withheld), following any termination.**

The selected contractor can provide exceptions/amendments in the contract.

- 12. Payment terms are described as payment being made only when services are performed in full, unless otherwise provided for in the Contract. We typically invoice and are paid on a monthly basis, not upon completion of the entire project. We would prefer to utilize our normal monthly billing process, and not be bound to wait until project completion to invoice. Is this acceptable, or will the Town only pay in-full after completion of the entire project?**

Monthly billing is fine. Invoices are paid as they are received.

**13. Likewise, Bid Bonds are not usually required for master planning or design services. Section 23 of the Terms and Conditions mentions a Bid Bond/Certified Check must be furnished when requested. Can you confirm whether Bid Bonds are requested for this particular contract?**

A bond is not required.

**14. It appears that the focus of the MP is to “implement the two unrealized elements of the (former master) plan” - meaning focus on the trails and amphitheater (remaining components in the early MP that was completed). Is the new MP is expected to address these items beyond the trails & amphitheater?**

See answers to Questions 3 and 4. The Master Plan should address how the park can meet our grant requirement, namely providing a space for health, education and work (job training) within the current budget (about \$1 million). We are not wedded to constructing the amphitheater or creating a new entrance. The goal is to harmonize the services between the Amaral Building and the park.

**15. Who are the stakeholders anticipated for the project?**

RIDEM and RIHPHC must be consulted regarding any proposed changes. Other than that, we are striving to broadly engage the Cumberland community as much as possible. The grant requires the Town to demonstrate that the project has been “vetted by diverse and representative community stakeholders.”

**16. Is the intention for the team to provide a cost estimate as part of the Master Plan package?**

Yes. The Master Plan must provide a cost estimate for all proposed improvements.

No costs are required for the RFQ submittal. Firms that are shortlisted for interviews will be asked to provide a cost estimate to complete the Master Plan.

**17. What grant funding was received? What are the requirements of the grant funding?**

It is a Capital Projects Fund grant (a form of ARPA money). The grant requires that we use the money to design a project that will “jointly, and directly, enable work, education and health monitoring.”

**18. Is the grant funding a matching grant?**

No

**19. Are there other known opportunities for funding for the project? The intended development of the project will require beyond the \$1 million in funding. Is the intent for the Town of Cumberland, Rhode Island to fund this development?**

The Town understands that a creative vision for Valley Falls Heritage Park may exceed allocated funds. The priority is to spend the \$1 million by 2026 on a project that will enable work, education and health monitoring. The Master Plan should propose other elements to enhance and bring life to the park for a variety of users. Other grant funds can be sought to bring the new Master Plan to fruition.

**20. Is the intention to submit the project to the National Register of Historic Places?**

Valley Falls Heritage Park is eligible for the National Register; we are not seeking a National Register nomination. Because the park is eligible, all proposed improvements must be reviewed by the RIHPHC.

**21. The grant-imposed has a listed deadline of October 2026 for construction to be complete. Is the intention for a Phase 1 development to be completed or the entirety of the project?**

Let's say the Master Plan proposes \$2 million in improvements. What is essential is that we spend the first \$1 million on work, education and health programs that are operational in 2026.

The Master Plan can propose improvements that extend beyond 2026 and exceeds \$1 million. The entirety of the project is only limited by your creativity (and how much additional grant funding we can secure).

**22. The listed four-month duration to complete the master plan is a tight timeline, especially if there is significant public engagement associated with the project. Are the Town of Cumberland and the anticipated stakeholders in a position to review and comment at a pace that will make this achievable?**

The Town is committed to advancing the Master Plan as quickly as possible. The consultant can propose a different schedule if it will produce a better report and ensure inclusive public participation.

**23. The Master Plan RFQ states that after its completion the town will immediately issue a new RFQ to hire a design team to develop the construction documents and implementation of the project. Is the intent for the MP team to be given preference for the implementation of the project, or excluded from the implementation of the project? And will the same team be reviewing the RFQ that will follow the Master Plan or will that be a separate group?**

The Town is required to issue an RFQ for final design and construction oversight. The firm that prepares the Master Plan can submit qualifications for the next phase. The Town is appointing a steering committee that will review submissions for this Master Plan RFQ and will continue to oversee the project to its conclusion.

**24. Is there a specific breakdown of points associated with the evaluation criteria listed in the RFQ?**

No points. RFQs will be judged based on the totality of the criteria.

**25. When do you anticipate having answers back to the questions submitted for the project?**

Now.