

**QUESTION 1:** What is the City's allocated budget range for this project?

We are budgeting approximately \$70,000 for the Community Center Feasibility Study.

**QUESTION 2:** What is the City's timeline for this project?

We would like the feasibility study to be completed in six to nine months.

**QUESTION 3:** According to section IV. of the RFP, the Consultant should provide documentation in several DBE areas. Can you please clarify which certifications (local, municipal, state, national, etc.) you will accept for these categories?

As applicable, please submit the best available documentation that demonstrates your firm qualifies as any of the following business categories: small business firm; minority owned business firm; women owned business firm; Section 3 business firm; labor surplus area business firm; bilingual team.

**QUESTION 4:** How many total sites would you like considered in the initial site comparison?

We would like a preliminary assessment comparing the viability of three sites. We expect to work with the selected consultant at the start of the study to finalize the list of three sites for this preliminary assessment.

**QUESTION 5:** And can you confirm that you are then looking for a detailed analysis of just one (1) site, which includes a concept design, floor plan/building program, and preliminary construction cost estimate?

Yes. We would like a preliminary assessment comparing the viability of three sites. The preliminary assessment should consider several factors including neighborhood compatibility and site opportunities and challenges. We would like a detailed analysis of one of these sites. The detailed analysis should include a concept design, floor plan/building program, and preliminary construction cost estimate.

**QUESTION 6:** Is there a preliminary construction budget identified based upon available funding, even if it's just a potential budget range?

No.

**QUESTION 7:** The RFP indicates that the City has identified potential sites for the proposed Community Center. How many sites will we be expected to analyze as part of our Feasibility Study Services?

Please see Questions 4 and 5 above.

**QUESTION 8:** Is the work requested in the RFP limited to site analysis services or are building design concepts for each site also expected to be prepared as part of the Feasibility Study?

Please see Questions 4 and 5 above.

**QUESTION 9:** Are the potential sites, that the City has identified as potential locations for the Community Center, currently raw land only or do the sites include existing buildings?

We anticipate considering both raw land and sites with existing structures in the preliminary assessment comparing the viability of three sites.

**QUESTION 10:** If there are existing buildings on the site, do you expect us to analyze any of the buildings for potential reuse or it is assumed that they will be demolished to accommodate the new Community Center?

We are open to the most viable solution, whether that is a new build or adaptive reuse.

**QUESTION 11:** Can you provide any additional information on the types of programs, classes, health clinics, etc. that you would like to accommodate with this facility?

These are the questions we hope the feasibility study helps answer through its first three phases and with the ongoing community outreach and engagement described in the RFP.

**QUESTION 12:** Is there a construction cost budget for this project?

Please see Question 6 above.

**QUESTION 13:** Does the city have a specific site or a list of potential sites in mind for the community center?

Please see Questions 4 and 5 above.

**QUESTION 14:** Does the city see itself as the operator of the community center or will the operator be an outside agency?

The City expects to contract with a third-party operator while retaining ownership of the building.

**QUESTION 15:** Is there an anticipated budget for the study?

See Question 1 above.

**QUESTION 16:** Will the city assist in community outreach or is this the sole responsibility of the consultant?

We will assist in community outreach, but the selected consultant will take the lead.

**QUESTION 17:** Can the city offer bilingual support?

No. If a firm cannot offer bilingual support they should partner or contract with an entity that can.

**QUESTION 18:** Does the City have an anticipated timeline or completion date for the study?

Please see Question 2 above.

**QUESTION 19:** Does the City have a projected budget for the completion of the study?

Please see Question 1 above.

**QUESTION 20:** Does the City have funding in place for this project? The American rescue fund is listed – are there others as for example DCNR? Are there any deadlines or other restrictions associated with the funds?

The City is not releasing a funding plan at this time. We expect the selected consultant to provide a comprehensive financial analysis and identify and help develop strategies for utilizing various funding streams in Phase 3 of the feasibility study.

**QUESTION 21:** As part of Phase 2: Site analysis – the City notes a conceptual site design for the selected site. Are schematic layout floor plans also required?

**Yes, we are looking for conceptual floor plans.**

**QUESTION 22:** The City notes “multiple” potential sites under Phase 2: Site analysis – can the City clarify the number of sites it would like to be assessed as part of the study?

**Please see Questions 4 and 5 above.**

**QUESTION 23:** As a technology and security consulting firm, we understand the unique value of including technology innovation and security considerations in an early feasibility study of an important community project such as this one. Is there a way for subconsultants such as us to connect with prime consultants interested in responding to your RFP? We are a WBE with direct expertise that would be applicable to the efforts sought in your RFP.

**The City is not facilitating connections between prime and subconsultants.**

**QUESTION 24:** Do you have an estimated budget for the project?

**Please see Question 1 above.**

**QUESTION 25:** What is the project timeline?

**Please see Question 2 above.**

**QUESTION 26:** Will the City identify the community groups and individuals that will be involved with the engagement process, or is that the responsibility of the consultant?

**We will identify community groups and individuals that will be involved in the engagement process and will welcome collaboration with the selected consultant to supplement and finalize that list.**

**QUESTION 27:** Should the Needs Assessment include review of all of the following: "...over 30 parks, 5 swimming pools, a splash park, a 27 hole golf course, an outdoor ice rink, a skate plaza, and a disc golf course."

**Phase 1 of the feasibility study should include close review of the existing City and community organization recreation offerings in South Bethlehem as well as review of the recreation offerings more broadly throughout the Bethlehem, which encompasses those you have listed here.**

**QUESTION 28:** Can you be more specific about the number of potential sites identified for the community center?

**Please see Questions 4 and 5 above.**

**QUESTION 29:** What City agencies will be involved in supporting the financial analysis of the proposed center?

**City departments can offer the selected consultant budgetary input/history, but the consultant will take the lead on the financial analysis of the proposed center.**

