

**Pullman National Monument  
Request for Qualifications  
Update and Q and A**

**Chicago Neighborhood Initiatives has received the following emailed questions regarding the two Requests for Qualifications issued on March 15, 2017 and issues the following responses and clarifications:**

Question 1: With regards to the subject RFQ, please clarify if the selected offeror would be able to bid on the construction phase once the drawings and design was completed? Or would design firm participation be limited to this phase?

- Under Federal processes, this would not be allowed because the construction contractor associated with the designer would have an unfair advantage.

Question 2: In reading thru the Architectural & Construction Administration Services RFQ, it notes that “The firm will be expected to coordinate design efforts with the Exhibit Designer under contract to the NPS.” Understanding that the National Park Service controls the exhibit design scope & contract, could you please clarify/confirm whether that contract has already been let to an exhibit design firm or whether it is also open for RFQ submission.

- The National Park Service, through a separate procurement process, has already awarded the exhibit design contract.

Question 3: Are you also looking for RFQ’s & Budgets from General Contractors?

- Not at this time. The issued RFQs are limited to architectural and site design and engineering. It is anticipated that CNI and the National Park Service will initiate a separate procurement process to select a general contractor.

Question 4: (Paraphrased from email): There is confusion because the “Similar Experience” section asks teams to provide information, including narratives and photographs, outlining the team’s experience with three similar Visitor Center/Administrative Office projects in the last five years. Is that a strict requirement of NPS?

- In consultation with the National Park Service, the language for the Similar Experience section is modified as follows, with the change highlighted in red:

SIMILAR EXPERIENCE: Provide information, including a narrative and photographs, outlining the team’s experience with three (3) similar Visitor Center / Administrative Office projects **or similar projects** in the last five (5) years. Include each team member’s role (firm and individual) in the projects provided. Teams will be evaluated based on the provided, similar, relevant experience. (10 points)

Question 5: Smith Gill Architecture prepared design ideas for the Visitor Center at the Monument, how developed is this Pre and Schematic Design? To be clear about the scope of this request, you are looking for an Architect to execute their design, correct?

- The Schematic Design referenced in the RFQ was produced by John G. Waite Associates via a procurement process directly with NPS. Adrian Smith + Gordon Gill Architecture played a volunteer role in the Positioning Pullman Project on behalf of the AIA Chicago and National Parks Conservation Association. This collaborative ideas workshop resulted in an “Ideas Book” [www.positioningpullman.org](http://www.positioningpullman.org) that focused beyond the Visitor Center site and included the impact of the National Monument on Pullman, Roseland and the larger Calumet region. It also focused on larger planning issues such as park experience, historic preservation and adaptive reuse, access and connections, and community development.

Question 6: The RFQ notes that predesign and schematic design have been completed for the project. Will part of the scope for this project include an evaluation of the previously completed design?

- The chosen firm will work with CNI, NPS and various stakeholders to review and confirm the previously completed design scope and program as the basis of Design Development.

Question 7: Is the firm that completed the predesign and schematic design eligible to submit for this project? Why isn't CNI moving directly into design development with this firm?

- The RFQs are open to any firm to submit qualifications. The previous work was awarded as an IDIQ contract through the NPS that included only Pre design and Schematic Design.

Question 8: Since another firm has previously been involved with this project, is this an open procurement? Is it required for the project to receive funding?

- Yes this is an open procurement. No, this solicitation is not required to receive funding.

Question 9: Please elaborate on the selection process after the initial list of shortlisted firms has been determined? Will fee be a factor?

- Responses will be evaluated in accordance with the evaluation criteria provided. The selection committee will interview at least three firms and rate the qualifications of each firm. The fees submitted for consideration by the selected team will be evaluated for cost reasonableness.

Question 10: Who is the exhibit designer (under contract to the NPS) for the project?

- Design Minds out of Fairfax, Virginia.