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Addendum to the Request for Qualifications for Innovative Designs for the World Trade Center site (RFQ LMDC-09)

1. Please acknowledge receipt of this Addendum in your submission.
2. The Response Deadline has been extended to Tuesday, September 17, 2002 by 5:00 PM EST.
3. The submission must consist of six (6) individually bound copies.
4. All respondents must complete Schedule A-1 (Staffing Plan) and bind it with each copy of the submission. Do not send Schedule A-1 to Empire State Development.
5. All responses must be written in English.
6. The name of the respondent(s) should be included only on the Contact Information Form and nowhere else in the submission. The Contact Information Form must be the last page in each bound copy of the submission.
7. The Contact Information Form should include, in addition to the information requested in the RFQ, the number of full-time employees in the lead firm and the number of full-time employees in each of the other firms included, if any.
8. Those who intend to respond to this RFQ are requested to email Hugh Eastwood at HEastwood@empire.state.ny.us with the name and location of their firm(s), and area of expertise.

Responses to Questions

1. **All the respondents are required to hold the oral presentation or is it an optional opportunity to clarify the qualification? Even the overseas teams are required to do the presentation? Could it be done only by one individual of the team ?**

Certain respondents will be invited to present orally to the LMDC, but this will be by invitation only. Each team invited to present should do so in the manner that it deems most appropriate to present its qualifications, in accordance with the terms of the RFQ. Potentially this could be one individual.

2. The five teams selected are required to do the development of the design in NYC?

No, but all meetings and presentations will be in New York City. Please refer to the RFQ.

3. What is a Qualification?

Our purpose is to engage the best design talent in the world while ensuring that the selected participants have an appropriate professional background. We seek to engage licensed architects, licensed landscape architects and professional planners. We understand that these qualifications vary from place to place around the world, but they are generally governed by a recognized professional authority or government entity. The review committee will interpret this requirement as broadly as possible, recognizing the intent to be inclusive.

4. What shall we send LMDC by September 16 except Qualifications?

The responses should conform to what is specified in the RFQ. This is what is required by the Response Deadline—which has been extended to September 17, 2002 by 5:00 PM EST.

5. What is the deadline to sent Staffing Plan (Schedule A-1) to AAU?

This is the same deadline as the Response Deadline—which has been extended to September 17, 2002 by 5:00 PM EST.

6. Are the inclusion of design examples included in the 10 page RFQ or separate?

As specified in the RFQ, examples of past work are to be included in the 10 page response.

7. Are simultaneous responses to both RFQs allowed?

Yes.

8. Is it possible to receive acceptance for proceeding to the next step with both competitions?

Yes.

9. In addition to the architectural firm submitting their qualifications, should there be any consultant firms incorporated as part of the team? If so, which types of consultants are necessary? Should the consultants be determined at

this time or after the project(s) has been determined? If no consultant firms are necessary, what qualifications must the architectural firm have in order to be considered for the impending project(s)?

LMDC is interested in ideas, not sub-consultant capabilities. Firms may choose to join together as teams or hire sub-consultants should they deem this appropriate. All sub-consultants must be included within the statement of qualifications in order to be considered for participation in this design study. After selection, firms may only add sub-consultants with the written approval of LMDC.

10. I'm representing a foreign architectural firm interested in submitting Request for Qualifications for Innovative Designs for the WTC Site. As a foreign firm, am I obligated to fill in Schedule A-1\ Staffing Plan?

All respondents must complete this form.

11. The RFQ states that selected respondents will "participate in a four-week planning and design study." The word "participate" possibly implies a process where respondents will work with the LMDC's existing consultants in an iterative manner, drawing on their knowledge of the site and perhaps their architectural/engineering/transportation expertise as design alternatives are explored. Is this what is intended? Or will respondents work quite independently, implying a necessity to have full planning/architecture/engineering capabilities on board each respondent team?

Selected participants are expected to work independently, and do not need sub-consultants. LMDC will provide information and appropriate consultant services once participants are selected.

12. Can LMDC provide more information about the scope of work for the "innovative design study" and about the preliminary program for buildings on the site? To build a team both inside and outside our office, we must know more about your expectations for the project and the requirements for preparing a range of solutions.

Site information and program alternatives will be provided by LMDC to participants once they are selected.

13. Does LMDC see this study as a sketch problem or as a full-scale urban design plan? If the intention is the former, we could use our in-house expertise with limited consultation and build upon existing analyses of the site to produce a sketch design. If the intention is for a broader, more complete study, we would have to assemble a large team of consultants.

Selected participants are not required to engage sub-consultants. LMDC will provide information and appropriate consultant services once participants are selected.

- 14. How will this study relate to the work being performed by the previously selected team led by Beyer Blinder Belle and Peterson Littenberg? Will the team selected in this process work with these firms, either in parallel or separately and concurrently?**

Selected participants will work concurrently with Beyer Blinder Belle and Peterson Littenberg, who will also be working on planning initiatives.

- 15. To what extent will information that planners and architects and others have already produced for the site be shared with the approximately five selected teams, beyond what is available at the www.renewnyc.com website?**

Participants will use site information and program alternatives to be provided by LMDC once they are selected.

- 16. What is the boundary of the site for the purposes of this planning and design study? The section of the RFQ entitled “Parameters of Innovative Design Study” asks respondents to prepare alternatives “for the site on and adjacent to the former World Trade Center”. The RFQ later mentions that planners should study possibilities of locating housing on and off the site.**

This is not a plan for Lower Manhattan. However, designers may expand beyond the property owned by the Port Authority of New York and New Jersey to the degree necessary to achieve site planning goals.

- 17. The RFQ refers to a four-week planning and design study. Does this work differ from the “innovative design development period” described in the schedule as lasting from September 30th to November 8th?**

This period from September 30 to November 8 is the period for this study. It is approximately a six-week period.

- 18. Given that the press release dated August 14, 2002 states that “all work will be ready for public review by the end of the calendar year, completing the second phase in the three-phase planning process,” what work will be required of the selected firms after November 8, 2002?**

Presentation materials to be specified by LMDC will be due November 22, 2002. After this deadline, LMDC may choose to retain one or more participants for additional work.

- 19. How many public meetings and presentations will the respondents be required to attend?**

Approximately three. In addition, up to five working sessions may be required.

20. The work of one month or more must be made in New York or can be made in other city or country?

There is no requirement to do the work in New York City. However, all meetings and presentations will be in New York City (see the RFQ).

21. What number of persons is desirable for each team?

This is at the discretion of the respondent.

22. Can the proponents from other countries present their requests by electronic mail?

No. All respondents must submit bound "hard copies" in accordance with the RFQ.

23. I developed a new design solution for The World Trade Center Site and would like to include it into RFQ package. Is that OK?

This is not a design competition. It is a design study. LMDC is looking for innovative designers, not designs for the site. However, respondents may elect to include whatever work they deem most appropriate within the 10 pages of the submission as detailed in the RFQ.

24. May I deliver RFQ package in person /hand deliver/ on September 16, 2002?

Yes. Submissions may be delivered by hand to the front desk. LMDC planning staff will not be available to meet or discuss the submissions with anyone that day.

25. Does cover sheet count into 10 pages?

No.

26. You are kindly requested to advise us about the following information as we are preparing to submit our RFQ to the LMDC:

- **Site information; possibility to obtain the site survey, site layout at this stage including the foot prints for the old towers as well as the surrounding towers.**
- **NY city regulations for the WTC site in terms of height, Floor Area Ratio and open spaces regulations.**

Site information or program alternatives will be distributed to participants by LMDC one they are selected.

- 27. Page 6, "Work Samples of up to (5) projects that the respondent has completed...." Does that refer to projects that have been built, or merely to projects for which the design stage has been completed. even if not built?**

Projects do not need to be built.

- 28. "Work Samples".....It is not completely clear that these samples. up to five, are to count towards the maximum of ten 8-1/2 x 11 pages of the respondent's qualifications. Is that the case, or can they be in addition to the ten pages? If so, must they also be only of the 8-1/2 x 11 size? Would larger sheets folded to that size be acceptable? Would photos mounted on letter-size stock be acceptable?**

As specified in the RFQ, work samples must be included within the 10-page limit. All pages must be 8.5" x 11" and cannot be folded. Photographs mounted on 8.5" x 11" size paper are acceptable.

- 29. Regarding the preparation of "several alternative plans...based on program alternatives to be developed by LDMC and the Port Authority,,,,", it is not uncommon for an architect or planner to suggest modifications to a client's program, or to help the client develop the program. Would it not be appropriate to permit the design participants to either modify or even propose alternative programs, should that, in their best judgment be thought to be advisable?**

The LMDC and the Port Authority are open to ideas regarding the program for the site.

- 30. It would be helpful for respondents to know prior to submitting qualifications, what basic information in addition to the programs will be available; presumably site plans, but also aerial photographs? maps of surrounding streets down to the Battery? Location of the subway? Utilities? Would the model of the building masses of the context of the WTC site used in the 6 LDMC proposals (or another model) be available for use by the participating firms, or would each firm have to create its own model?**

LMDC will provide selected participants with appropriate site materials. Study models may be built by participants.

- 31. Of the parameters cited, the most difficult one to accommodate, in my judgment, would be the new street grid, whether Greenwich/ West Broadway were to be extended to connect with Greenwich south of Liberty or to Washington Street. If the latter, it would bisect hallowed ground of the site of the South Tower, whether it be at grade, below grade or above grade. In any case that would conflict with the "preference for recognition of the tower**

footprints", with which I am very much in sympathy. Clarification on this point would be helpful.

There are several elements to be included in the design process. One is a new street grid. Another is a preference for recognition of the tower footprints. LMDC will be looking to selected participants to work within such parameters in an innovative and imaginative manner.

32. Is the requirement to partially restore the street grid mandatory?

No. A new street grid is just one design element. LMDC is open to working creatively with the selected participants.

33. I am concerned about the limitations for qualified respondents. I am reminded of the Sydney Opera House Competition. The jurors, as I recollect the story, tossed out all presentations that did not conform to the requirements. Saarinen arrived late and asked to see all of the entries, not just the final few. When he saw Utzen's incomplete entry, he knew that was it; with all its flaws, the evidence of genius and a new symbol for Sydney.

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34. Would it be in order to submit samples of one's proposals for the WTC, as a 'qualification' ?

This is not a design competition. It is a design study. However, respondents may elect to include whatever work they deem most appropriate within the parameters of the submission as detailed in the RFQ.

35. After presentation, do you have the right to keep the drawings? Do the 40 thousands dollars you pay give you the right to publish, sell or disclose the ideas submitted to you?

Per the RFQ, selected participants will grant LMDC unrestricted use of any and all material produced as a result of this agreement for the advancement of the rebuilding effort. However, the designs will remain the legal property of the design firm or team.

36. How big is the presentation hall, (I have a lot of drawings, some of them are very big size)?

The specification for any presentations will be determined by LMDC and given to participants once they are selected.

37. Should the submission be a team of different firms can the 'Experience and Personnel' be separate from the 10 sheets?

No. It must be a single submission conforming to the requirements outlined in the RFQ.

38. In the RFQ packet are 2 sheets regarding the Contractors' Staffing Plan. Does this imply that we should have a contractor already chosen for our team? Can we ignore these sheets if we do not yet have a contractor?

"Contractor" refers to the respondent to the RFQ, as selected respondents will enter into a contract with the LMDC. The Contractor's Staffing Plan must be completed and attached to each copy of the submission.

39. What exactly takes place in Phase 3? If chosen, do we continue to phase 3? If chosen, and there is a design competition, can we participate, or is it considered a 'conflict of interest?' Is this an architectural discussion or an urban planning discussion? Will you have a separate competition for the architecture alone?

Phase 3 will depend on the results of Phase 2. LMDC retains the right to select any number of participants for additional work. This is not an architectural study. Architects for specific buildings will be selected at a later time.

40. Are consultants allowed to participate in multiple teams?

Yes.

41. Should responses include all sub-consultants? (Landscape, Transportation, Planning, Retail, Structural, MEP, etc.)

Yes. If a respondent chooses to engage sub-consultants, they must be included in the response. After selection, participants may only add sub-consultants with the written approval of LMDC.

42. I have a Master of Architecture degree. However I am not a licensed architect. In the meantime I live in New York City. My graduation thesis investigated lower Manhattan, I have an incredible portfolio and a lot of ideas for lower Manhattan. Can I submit my statement of qualifications?

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- 43. Would the consultant be precluded from accepting a private commission from either a profit-making or non-profit institution that falls within the subject area?**

No.

- 44. I'm a French young architect and have a credible idea of WTC reconstruction. Is there any chance to participate to the competition or is it a selection of most important architectural firms in the world?**

We welcome responses from anyone who meets the professional standards outlined in the RFQ.

- 45. Given the short terms to submit the material (16th September), we would be very grateful if you could let us know whether the qualifications have to be delivered to Mr. Alexander Garvin exclusively by ordinary mail or if there is the possibility of sending them by e-mail.**

E-mail is not acceptable. All respondents must submit hard copies as specified in the RFQ.

- 46. Where on the renewnyc.com site are the actual measurements of the site? What is the desired range of interior building space square footage?**

Site information and program alternatives will be given to selected participants by LMDC once they are selected.

- 47. My firm currently has short lists compiled for our project team comprised of architects, engineers etc. How will acceptance be affected of Statements of Qualifications if only short lists of project teams with their approximate experience and employee profiles are included?**

Each respondent should decide how best to submit their qualifications, while conforming to the submission specifications in the RFQ.

- 48. How can good designs which are not represented by big firms get looked at if the RFQ seeks experienced firms?**

The RFQ does not seek only experienced firms. The RFQ seeks a diversity of participation, including firm location (both from the New York region and around the world), firm size (both large and small), type of work and projects typically

undertaken (both practical and theoretical; architecture, landscape and planning), age (both young and established firms), and a diverse backgrounds of individuals. The first listed criterion is the quality of work.

- 49. Our team is comprised of people from various geographical locations, although two principles are in the Metropolitan area. In the event that our team is selected, would each member of the team be expected to attend each of the meetings in the four-week planning and design study? I.e., could one or two members of the team be allowed to represent the full team present at meetings? We would, if selected, be in constant dialogue with each other by fax, phone, and email during the process, but the duties of some members, based in California and Chicago, would make daily attendance difficult.**

There is no requirement to do the work in New York City. However, all meetings and presentations will be in New York City (see the RFQ).