

April 19, 2013

ADDENDUM #1

RFQ 13-092 Professional Services – Matson Hill Park Development Phase 1

This Addendum is being issued in response to questions received regarding this RFQ.

Questions received from Bax Engineering

Our team has developed the following questions regarding the Matson Hill Park Project:

- 1) Various phases of development are outlined in the current master plan. Is it the intent of the project to be limited to only those items listed in phase 1 of the current plan, or is the intent to review the current master plan, prepare an estimate for all work identified and then the County will determine what extent will be constructed in phase 1?
Intent is to review current plan, prepare estimate, then make a determination.
- 2) Please clarify if the re-evaluation of the master plan will be limited to site improvements as indicated in the Master Plan Option 1 or the Master Plan Option 2 area?
Option 1 area.
- 3) Other than the line items identified in the Phase 1 cost estimate, excluding the vehicular bridge, do you have priorities on the other items that you would like to include in Phase 1 (i.e. large and small shelters, welcome centers parking lots, other paved trails, etc.)
Priorities are TBD. Preference is to develop entire site as Phase 1.
- 4) Will the scope of this project include utilities/fire protection for the existing structures?
No.
- 5) Is on-site sewer treatment going to be part of Phase 1 or is the system currently serving the house and other structures adequate?
Sewer treatment will be part of Phase 1.
- 6) The evaluation criteria on page 7 of the RFQ mentions including a fee schedule, yet page 3 states no prices shall be included. What is the expectation of the County?
Require a fee schedule, hourly rates for various disciplines.
- 7) Are we correct that all architecture items related to any of the existing structure re-evaluation, reconstruction or restoration is not to be included?
That is correct.
- 8) Can you share the name of the firm that is currently working on the house and nearby barn?
Design/bid documents by Engine House No. 1, contract awarded to Seals Enterprises. Barn is not part of the current work being done.

- 9) Can you better describe the location for the portion of the paved trail referenced in the Phase 1 Master Plan cost estimate? Is this portion of the trail still valid for the scope of work in the RFQ?
Trail location is conceptual. Actual location, design and engineering TBD. It is part of the scope for this RFQ.
- 10) Do you have an approximate target budget range for Phase 1 construction?
No.
- 11) Has any wetland delineation or other environmental assessment work been done to know if proposed improvements actually encroach on the wetland areas, etc.?
No.
- 12) What topographic information is available for the site? Have any boundary and topographic surveys been completed and will that information be available to the selected consultant?
Boundary surveys are available.

Questions received from SWT Design

1. On page 3 of the RFQ, it mentions “prices for services should not be included in submitted responses” however, as part of the requirements for submittal, the County is asking for a fee schedule. Can you please clarify?
Fee schedule required for hourly rate of various disciplines.
2. Is the area of Phase 1 part of a floodplain or a delineated wetland?
TBD.
3. Would the County like to pursue public engagement as part of the scope of services?
No. Public engagement was done during the Master Plan process.
4. The RFQ asks for a project schedule – to make our response as accurate as possible, can you tell us if the County has identified any key dates? If not, is there a desired completion date?
No key dates, no specific completion date.
5. Lastly, is there a completed survey for Phase 1?
No.

Also: Phone conversation with Vireo Planning and Design on the following subjects:

- Any changes to Master Plan are anticipated to be relatively minimal.
- Prefer to have a local firm provide construction management.
- The bridge at Stub Road is considered to be long-term use.
- A second entry/exit to the park at Duke Road is required.
- Any changes to the Master Plan will involve staff and the consultant. No public engagement is required.
- The design/engineering consultant will identify and obtain necessary permits.
- General time frame anticipated for design, engineering, bidding, and construction is approximately 18 – 24 months.