

Questions for RFP No. 22-08:

1. Should the effort related to the Master Plan be considered an “update” to the Draft RHA Master Plan utilizing that document as a base file or is the intent to develop a new document. If this is considered an update, will the RHA Master Plan document, files and information be made available, and should various authorships be recognized?

The Master Plan should be considered an “update” to the Draft RHA Master Plan utilizing that document as a base file. The RHA Master Plan document will be made available and the various authorships may be recognized, but are not required.

2. Can you please share what CEQA related effort should be anticipated and/or included in the RFP response and Fee. This may include a CEQA consultant, documentation, community meetings, etc.

Because the project is a remodel and replacement of existing facilities, the proposed project qualifies for multiple CEQA Exemptions. This analysis will be completed by City staff once the design is finalized.

3. The RFP Section D3-ii requests examples of marketing and PR information used to engage the public during planning. Can these be included in an appendix and will they be considered part of the sheet count.

Yes, they can be submitted as an appendix and they will not be considered as part of the page count.

4. Are Tabs, Covers, and other section headers included in the page count?

No.

5. Is there a detailed program with anticipated program SF available for the Aquatics Center?

This is something that will be determined during the finalization of the Master Plan. The design should be able to house all of the amenities mentioned in the RFP Master Plan Concept Site Design section.

6. Is there a site plan available that outlines the scope that is currently underway?

The site plan for the restroom facility project will be provided to the successful bidder. There is no work currently underway for the Aquatics Center.

7. Will a steering committee be established for the Master Plan effort?

Yes.

8. Will there be a survey required for the entire Master Plan area or just the Aquatics Center site?

Just the Aquatics Center Site.

9. Per Section F Scope of Work, Item 17: Is the Aquatics Center the only scope that will be required to be taken through Plans, Specifications and Bid Documents? Please confirm the extent of Master Plan scope outside of the Aquatics Center that will be required to be taken through Construction Documents.

Yes, the Aquatics Center is the only scope that will be required to be taken through plans, specifications and bid documents.

10. For the maximum 50 page requirement, would that be double-sided pages (100 single pages total)? Or will 50 pages be the maximum number of single pages?

50 double sided pages, for a total of 100 single pages.

11. Will the City be providing a Geotechnical report and contract directly with their own Geotechnical Engineer and Environmental Consultant?

The City will not provide a geotechnical report. The City will provide environmental services. Please refer to number two.

12. Submit examples of marketing and PR used to engage the public during planning, as well as outreach documentation and materials that were used to explain to and educate the public about the Master Plan and planning process. Are these examples excluded from the page count? Can they be placed in an appendix?

Yes, please refer to number three.

13. Is the budget of \$10-12 million the construction cost or project cost?

This is the total project (Master Plan update, Aquatic Center design and construction) budget that we are projecting at this time.

14. Are plans available for the new restroom facility / walkways / food truck staging areas / Great Lawn event space project currently in progress? Are there any other relevant mobility, streetscape or infrastructure projects occurring in and around the site? If so,

will they be available prior to proposal? This information would be helpful in determining the revised masterplan scope of work.

Regarding the existing plans, please refer to number six. There are no other relevant mobility, streetscape or infrastructure projects occurring in and around the site.

15. Are existing as-builts available of the entire site including underground utilities and electrical? If so, will this be available prior to proposal?

Any as-builts available will be provided to the successful bidder.

16. Please define “full service food preparation” scope for the aquatic center. Is the intent a production/cooking kitchen and to what scale? This information will help determine size, scope, code requirements and Health Department requirements.

The intent is that the concession facility will be able to provide unpackaged/open hot food such as hot dogs and nachos.

17. Please confirm if the budget of \$10-12M is specific to the Aquatic Facility only. The budget appears light for the program noted. Will the Aquatic Center be completed in multiple phases?

Please refer to question 13. The aquatic center could potentially be completed in multiple phases.

18. Please clarify the extent of the Aquatic Center design portion of the scope. Is it limited to the building and areas within the aquatic center perimeter fence and required utilities or will there be additional site improvements extending south and/or streetscape to the north?

The Aquatic Center design may require minor paving in the parking lot, concrete curb, gutter, driveway approaches as necessary.

19. Please clarify the intent for “Identify public art opportunities”. Is it limited to defining locations for future public art or require the consultant to define the art scope and/or review artist candidates?

Yes, it is limited to defining locations for future public art.

20. What are the AV, Security Cameras and Security System scope requirements for the Aquatic Center? Does the City work with a vendor to procure and install the systems and equipment and only infrastructure and conduit route design is required or is a full design including specification of systems required?

Only infrastructure and conduit route design is required. The project documents should include the security design with guidance from the City's Information Systems Department on camera preferences, and from PD on locations.

21. Is there a Geotechnical report for the site available? If not, will the preparation of geotechnical report be procured by the City or will it to be part of the design team's scope?

Please refer to question 11.

22. Is there an environmental report or environmental requirements to be incorporated into the design?

Please refer to question two.

23. For the proposal format, are page tabs (that delineate sections within the proposal document) included in the 50 page limit?

No.

24. How many cost estimates are required for the Masterplan scope?

For the Master Plan, a preliminary cost estimate will be required in the final Master Plan document. For the Aquatics Center design, cost estimates will be required at 30, 60, 90, and 100% Plans.

25. Does the City have a preference as to what type of firms primes the project – Architect vs Landscape Architect?

We are open to the best team qualified and experienced in this type of project.

26. As the feasibility study was completed in 2014, the budgets listed are a bit out dated. The RFP notes \$10-12M as the budget – does this take into account the current higher construction costs?

Please refer to question 13.

27. Does the city have an environmental firm on-call list and if so can you share the firms that are on it?

Please refer to question two.

28. Does the City have a current Geotechnical Report for this project or should we plan to include that service in our proposal?

Please refer to Question 11.

29. Are there any environmental concerns regarding the site that need to be addressed by our team?

None that we are aware of.

30. With the Aquatic Center Design scope of work the larger of the two primary tasks, does the City have a preference for the prime consultant - an architect or landscape architect?

Please refer to question 25.

31. Page 3 - The first bullet point in the Master Plan Concept Site Design section notes that design is underway for construction of a new restroom facility. Is there a consultant team working on this design and, if so, how far along is the project?

Yes, the consultant team working on the design is Marcatects. The restroom design is at 90%, the electrical design is at 60%, and the civil has not yet been started.

32. Has a budget been established for the master plan phase?

Please refer to question 13.

33. How much community engagement/how many meetings do you anticipate for the master plan phase? Would these be community workshops, interviews with key stakeholders or some combination of various outreach methods? Do you anticipate the need to prepare a community survey or project website?

A minimum of three community meeting will be required. Please refer to page nine and ten of the RFP.

34. Is the previous Master Plan consultant (RHA) eligible to submit on this RFP?

Yes.