

City Contract No. 8771

West Towne Path Phase 2B (Zor Shrine Place to Gammon Road)

Clarification Questions to RFP

- 1) We've seen some different numbers searching for the construction estimate (latest being 3.74M) – but what is the overall estimated cost of the project for construction (and real estate) – if that is available?

Current estimate is ~3.7 to 4.0 M. We do not have a RE estimate yet, as it is dependent upon willing sellers. The portions where we cannot obtain easement will be built in the ROW. We also will look into access easements for construction.

- 2) Can we email the pdf portion of the submittal – is there a max MB size the City can receive?

Yes, if that is done, it needs to be less than 20MB.

- 3) Do you recommend the consultant team provide a landscaping engineer? Or will the City be providing guidance as to what to include here?

At this time, we don't think landscaping in terms of plants will be a part of this contract (only grasses & trees included). Modest aesthetics with respect to walls and railings will be part of the contract (different type of wall form liners, faces, colors, coping, railings, etc). The City will provide guidance and review as always.

- 4) Was a Type CEC Environmental Document completed for the Phase 2A work? Or was it moved to an ER/EA?

CEC

- 5) Under Section J (1) of the Special Provisions, which box culvert is being referred to here?

There will be minor storm pipes associated with the project. There are no expected box culverts.

- 6) It appears that an 80% TSS reduction will be necessary per Chapter 37 since we would assume this falls under street construction (and it will be over 20,000 SF); can you confirm that this was the case for Phase 2A?

Since this is a path only project, 80% TSS reduction is not necessary. It was not required for phase 2A either.

- 7) In addition to the Preliminary Plan submittal (30%) PSE Submittals – will a 60% submittal be required?

Yes, the standard 30/60/90 language is included in section T:

CITY REVIEW OF PLANS AND SPECIFICATIONS

(1) 30% Review

The CONTRACTOR shall provide the CITY plans at 30% completion for review. The CITY shall provide written review comments to the CONTRACTOR within 30 calendar days.

(2) 60% Review

The CONTRACTOR shall provide the CITY plans at 60% completion for review. The CITY shall provide written review comments to the CONTRACTOR within 30 calendar days.

(3) 90% Review

The CONTRACTOR shall provide the CITY pre-final plans for review. The CITY shall provide written comments to the CONTRACTOR within 30 calendar days. The CONTRACTOR shall provide a written response to each of the comments the CITY provides. The CONTRACTOR shall meet with the CITY to discuss the comments prior to submitting the final plans for bidding. The CONTRACTOR shall provide revised drawings for the CITY to review prior to submittal to the DEPARTMENT.

(4) The CONTRACTOR shall confer with the CITY before preparing the P.S.&E. package to determine the appropriate number of categories for local cost sharing.

- 8) Is the path expected to be located within the beltline r/w? Or to be placed on property outside of the r/w?

We have obtained easement along the Portillo's parcel. We will look to purchase remaining ROW as our alternative analysis suggests & depending on willingness of landowners to sell land. The remainder will be placed in the beltline ROW.

- 9) Are any structure aesthetics for retaining walls expected to match the theme (railings/surface treatments/etc.) from the Gammon Road tunnel or the High Point Road overpass?

Those will be alternatives that we look into with the contract. We are open to other ideas as well.

- 10) Is construction access expected to be provided via the beltline or from the parking lots and services roads within the West Towne Mall area?

We will look into acquiring access easements via the TPP from the West Towne Mall area. Please assume this will be required.

- 11) Will city staff complete appraisals and acquisitions?

Appraisals are typically hired out by the city, and acquisitions are performed by City staff. Neither of these two activities will be required by the consultant, however city staff and appraisers will be assisted by the consultant regarding questions/staking out parcels, etc.

- 12) Is an Environmental Assessment anticipated or is a Categorical Exclusion Checklist appropriate? What document type was required for the Gammon Road underpass project?

The Gammon Underpass was a CEC. The West Towne Path Phase 2A was also a CEC. This project's environmental document will be determined by Manual procedures, but is anticipated as a CEC as well.