

CITY OF GUADALUPE

RFQ QUESTIONS AND ANSWERS



**LeRoy Park & Community Center
Rehabilitation Project**

RFQ SUBMITTAL DEADLINE – February 22, 2019 – 5:00 PM

Qualifications CONTACT:

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No further questions will be answered.

Please note: Some questions that have been answered pertain to work that is to be done by the architect/engineer team. The selected team will determine the needs of the park and work with a stakeholder group to determine what the final park and community center will be, based on the construction budget and the priorities determined by the stakeholder group, if needed. See RFQ, Scope of Work for more details.

Q: Is there an initial overall project or construction-cost budget figure that you can share?

A: We have determined that this question is not relevant for the RFQ process.

Q: Is there a rough idea of the size of the existing community center building to be renovated and size of the anticipated expansion?

A: We have determined that this question is not relevant for the RFQ process.

Q: Are the required environmental documents/processing (CEQA, NEPA) part of the scope of the RFQ, or will the City (or some other entity) handle that?

A: The environmental (NEPA/CEQA) clearance is being handled separately through a different firm and procurement process.

Q: Please confirm that topographic survey and geotechnical investigations are included in the scope of this RFQ and will not be performed by the City or one of their (other) consultants.

A: The topographic survey and geotechnical investigations are included in the Scope of Work of this RFQ as needed.

Q: Scope of Work appears only to run through 100% Construction Documents (permit approvals). Please confirm that Bid/Negotiate Services and Construction Administration services will be negotiated separately from (i.e. not included in) the cost proposal required by this RFQ.

A: Yes, construction services and the seal bid process to-be-used to determine which construction firm will be awarded the work are being handled and negotiated separately.

Q: Will we be doing any off-site improvements? Is the City wanting to do any drainage or pavement improvements to 11th St?

A: Yes. The present preliminary plan does include the need for a accessible bus stop. The selected architect/engineer team will determine the drainage needs and present the solution to the stakeholder group. The project will, however, be limited to connections with existing City infrastructure. No “off site” improvement would be allowable.

Q: Please confirm if the City has agreed to have a skate park in the Scope of Work.

A: The community members have indicated support for a skate park, and it should be assumed that it is in the Scope of Work. See “please note” above.

Q: How big of a concern is the drainage at the park? Is there evidence of any flooding or is more of a precaution from the water from the fields?

A: The majority of the park is outside of the 100 year floodplain.

Q: Is there concern about farm wastewater coming onto the site?

A: There has been no indication to date of this concern.

Q: Is the existing/new landscape to be connected through city water for irrigation ALONG with new greywater system or is the greywater system to be sized to not connect irrigation to city water?

A: See “please note” above. This will be determine by the architect/engineer team, presented to the stakeholder group, and determined based on the present budget.

Q: Are there existing and current geotechnical reports, topographic surveys, and asbestos/lead reports, or is the team to provide this in their work?

A: The topographic survey and geotechnical investigations are included in the Scope of Work of this RFQ as needed.

Q: What is the city’s construction budget for this project?

A: This is not needed for the completion of the RFQ.

Q: Is it possible to get a copy of the grant application?

A: This is not needed for the completion of the RFQ, and therefore the City is not supplying this, although it is publicly accessible at City Hall.

Q: Can the city provide any drawings of the existing building? (when it was built, layout of the rooms, accessibility issues, etc.)

A: We are unable to provide these documents. The RFQ is asking for qualification. Please note the Scope of Work, which specifies that the selected architect/engineer team determines the needs of the project.

Q: It looks like the building is run by the Boys and Girls Club. Can the city give us any more information on their needs and participation in the expansion?

A: As the RFQ notes the project includes the expansion of the park and community center, and preliminary components have been noted. The RFQ is requesting qualifications for the architect/engineer team to complete work.

Q: The RFP mentions classrooms and library expansion of the existing building. Has there been any discussion for the library requirements, size, technology, etc.?

A: Yes, and please see the Scope of Work for the process that will be used to finalize the plans and specs.

Q: Has there been any input from the community on other needs related to the expansion of the building?

A: Yes. Several community outreach meetings have been held to gauge what the community would like to see in the park. Please see the first section of the RFQ for the community's preliminary requests.

Q: What is the size of the grant?

A: We have determined that this question is not relevant for the RFQ process.

Q: What is the time limit on the use of the grant funds?

A: The funds are to be expended by July 31, 2021.

Q: Are there other funds from the city or other agencies dedicated to this project?

A: No.

Q: Who prepared the present preliminary plan and is it available for review?

A: The City has determined that this is not necessary for the RFQ process. The RFQ is requesting qualifications for the architect/engineering team. The first section of the RFQ indicates the wish list of project components, and the Scope of Work shows the process that will be used.

Q: Has there been an estimated budget established for the preliminary plan improvements?

A: The City has determined that this is not necessary for the RFQ process. There is a funded amount, and the final project will need to stay within that budget, potentially leaving some requested components out of the final plans. The Scope of Work outlines that process.

Q: Can the results of the November 11 community input meeting, presented to City Council on December 12 be provided in digital format?

A: Since these events are only considered starting points, the City has determined that this is not necessary for the RFQ process.

Q: Is topographic survey available or is that to be part of the scope of Work?

A: The topographic survey is included in the Scope of Work of this RFQ as needed.

Q: Is the intent for the construction drawing plan review process to submit to the City and the City will submit to all jurisdictional agencies?

A: Yes.

Q: Does the City have an anticipated list of reviewing agencies for approval of the plans?

A: There is no other approving agencies.

Q: Are there existing as-built plans for the park and/or community building?

A: None found as of yet.

Q: Is there a current geotechnical report available, if not is this to be part of the Scope of Work?

A: No.

Q: Can the current Scope of Work for NCE for environmental clearance be made available?

A: The City has determined that this is not necessary for the RFQ process. The RFQ is requesting qualification.

Q: What is the expiration date of the Community Development Block Group Program grant (i.e. does the project have to be completed by a certain date)?

A: The funds are to be expended by July 31, 2021.

Q: Has the City done any CEQA for the site? If not, would the consultant team be responsible for CEQA documentation?

A: The environmental clearance will be completed with a separate procurement process and is not included in this scope of work.

Q: Is this all intended to be completed in one construction phase or several?

A: Yes.

Q: Is the firm that prepared the prior site plan (AGD) disqualified from proposing?

A: No.

Q: Do the conditions of the grant stipulate that all the programmatic features in the proposed site plan must be included in the final design? If so, does the City have a contingency plan in case the actual cost exceeds the grant amount?

A: Please see the Scope of Work within the RFQ.

Q: Does the City have a pre-established budget for design services?

A: No.

Q: Can you go over the scope of construction period services.

A: Please see the Scope of Work. This RFQ does not include the construction period.

Q: Who will do the bidding?

A: Please see the Scope of Work. This RFQ does not include the bidding process.

Q: Is the scope include construction administration or construction management?

A: Please see the Scope of Work. This RFQ does not include the the construction phase of the project.