

PARK AVENUE & LIBERTY STREET | DOG PARK & OPEN SPACE DESIGN

REQUEST FOR PROPOSALS

ADDENDUM #2

Questions & Answers 5.22.2024

	QUESTION	ANSWER
1	I know you mentioned that soft and hard cost budget goals would be shared once a team has been selected, but we were wondering if we could at least have the hard cost goal prior to the selection? We ask this information merely to use as one of our metrics to ensure that we are percentage wise, falling in the right ballpark for our soft costs. We understand if you can't share, but if available, it would be pretty helpful.	The total amount granted for this project from the DGS FY23 Bond Bill is \$4,000,000- that is for soft and hard costs. However, DPOB will be seeking additional funding for the project for items not eligible to be procured with this money. Please be sure to review the eligibility requirements for the capital grant.
2	Could you please specify the amount of funding available for this capital project?	The total amount granted for this project from the DGS FY23 Bond Bill is \$4,000,000- that is for soft and hard costs. However, DPOB will be seeking additional funding for the project for items not eligible to be procured with this money. Please be sure to review the eligibility requirements for the capital grant.
3	For considerations for MBE / WBE, are we limited to MDOT only or are Baltimore City MBE / WBE's also considered? In addition, if prime is an MBE, can that count towards our coverage of MBE / WBE firms as well?	We are looking to reach DGS MBE/WMBE Goals- We are going to likely be given a subgoal from DGS (not yet provided) but will work on that internally post award. Currently State of Maryland goals are at ~29%, we will get more detail in the future. However, it is our understanding that the prime of this design team will be a part of this calculation.
4	Are there other considerations needed for this project. i.e. SBE, local versus non-local firms, etc.	Each contractor will need to adhere to DGS Appendix E- per the RFP, SBE will be tracked as well.
5	Confirm that the MBE/WBE goals are per the State of Maryland and not the City of Baltimore.	Correct, State of Maryland as the capital funding is through the DGS grant.

6	What is the MBE/WBE requirements (% certification) for this project?	State of Maryland requirements 29%
7	Is the intention to procure a General Contractor during the design phase for preconstruction support, or only once Construction Documents have been completed?	Cost Estimation throughout this project is critical in order to ensure we maintain a budget. It is the prerogative of the Design team to bring in estimators or do estimating in house. We will do a public RFP for the general contractor, in which we would look to the design team for consultation.
8	Do we need to consider way finding, park identification, or any other signage in this project?	Yes, signage will need to be coordinated and designed with DPOB. DPOB will be doing the specific signage design, the Design Team will work in collaboration to locate it.
9	There are (2) "pavilions" currently shown in the design. Are those meant to only provide shade and not to be protected by the elements, i.e. rain or snow, correct?	Correct, they should be for shade/comfort only.
10	The design shows outdoor furniture, i.e. park benches, cafe style tables and chairs, umbrellas, etc. Shall design team only be responsible for specifying these products or will the design team also be responsible for procurement? Will these pieces need to be put away and stored at the end of each night and what happens to them during the harder winter or more severe weather events?	Selection recommendations of furniture will be handled by the design team, to be procured by DPOB under separate budget (see ineligible/eligible expenditures appendix). The team can determine what should be moveable/immovable. Storage will need to be discussed/coordinated with DPOB.
11	The design shows new security bollards throughout. Is the intention to have illuminated bollards?	Specification of bollards will be discussed with the Design Team, right now they are likely stationary concrete bollards, with a few at select locations, that can be removeable.
12	Does this project require a full spec book?	Yes, DPOB will expect a spec book and eventually an O&M manual by the General Contractor to be coordinated with the Landscape Architect.
13	Is budget estimation needing to be included in the scope?	Yes, we will need to ensure we stay on budget, but it is up to the Design Team to do in house or add an estimator to their design team.
14	Shall we build in time for Value Engineering and Bidding?	Yes
15	Are there any green building goals for this project beyond code compliance?	No

16	Are there any specific funding sourcing we need to know about that could impact our scope of work? For example, tax credits, sustainability credits, alternative financing programs, etc. The reason we ask, sometimes, depending on the funding source, it's possible a specific protocol is needed for particular sources that could be above and beyond the typical A&E service.	We need to follow the protocols of the DGS State Grant Capital Projects Booklet, included in the RFP.
17	We see that the main lighting source will be string lighting and maybe bollards. Are there any intention to do additional in ground lighting in walkways outside of the dark park areas? Also, are the string lights meant to be solar powered or we will be able to use wired electric and if so, assuming our scope will be to provide new electrical power to accommodate them?	We will defer to the design team selected, further study will need to be conducted, but we want to ensure the string lights illuminate the "people" part of the park and that there is enough lighting for the entire area. However, we do have street lighting and want to ensure we are not "over lighting" areas since parks are considered closed at sundown- unless there is specific programming by DPOB.
18	Has there been a geotechnical report done or a phase I and II environmental yet? If not, do we need to provide those as part of our scope?	Please provide as part of your scope, DPOB has no information provided by the city. DPOB will support the effort by making specified requests of the city for these reports, as applicable.
19	Has a Phase 1 and Phase 2 ESA been completed? If not, does a phase 1 and phase 2 ESA need to be included in the project scope?	Please provide as part of your scope, DPOB has no information provided by the city.
20	Confirming that we will need to include the following: Developer's Agreement, ROW Permit, Minor Privilege Permit, U&O Permit.	Confirmed
21	Will the retail booth have any other needs aside from electrical? Will it need floor drain or water supply? Also, assuming we won't need to provide any food & beverage related provisions?	We will want to provide full MEP for the booth. We would hope for a prefabricated product specification on this retail booth.
22	The current retaining wall that currently defines the perimeter of the dog run and supports the higher elevation will be need to be replaced with a new one or will that remain existing as is? Same question for the (2) existing ramps at each end.	Survey is needed, it will need to be further discussed, and evaluated as it is associated with major costs.
23	What is the current SF of the project limits?	Please provide a boundary study as part of your scope DPOB has no information provided by the city, this work will be supported by DOT.

24	Can we get clarification around the designation of W Fairmont Ave according to complete streets (currently an alleyway); what does the city plan to do with dumpsters? Can you share how traffic studies would propose handling closing the lower end of Park?	Fairmount is considered a street, DPOB with work with DOT on the illegal dumpsters. The traffic study is included in this RFP.
25	Would the weekly/bi-weekly meetings typically be in person or virtual?	Virtual
26	Is there a need to produce 3-D images, similar to what was in the RFP?	Please provide a rendering cost (add/alt) for the scope, we are focused on the DD/CD's process within this RFP but may need them in the future for community engagement.
27	Should we anticipate the guard station needing to be “designed” by an architect or would off-the-shelf stations be adequate?	This is prefabricated, and already selected by DPOB. The MEP would just need to be coordinated by the Design Team.
28	Is there a list of program requirements in addition to the food trucks and general gatherings?	There is not a list to date, but it will be a part of the conversation as the design evolves.
29	Will the DGS closeout be led by DPOB with assistance from the awarded party or will the awarded party need to lead that closeout effort?	DPOB will lead close out with assistance from the Design Team.
30	At what stage will a contractor be engaged for pricing?	It is up to the Design team to include an in-house estimator or add to their team, we will need to ensure we are in budget for the project.
31	Will the awarded party be responsible for cost estimating or will DPOB engage a contractor / estimator for pricing efforts?	It is up to the Design team to include an in-house estimator or add to their team, we will need to ensure we are in budget for the project.
32	How many sets will be priced and at what stages?	To be finalized with input from the Design Team selected but preliminarily, DD 100%, CD 60% and Final Pricing/GC bidding at 100% CD.
33	How many Community engagement meetings will the awarded party need to attend?	Include at least 4, with DPOB being the lead of the engagement sessions, the Design Team to provide support/materials and technical response. Please break out add/alt a per session cost of a Design Team led engagement session, for comparison.

34	Will community engagement be led by DPOB with limited assistance from the awarded party?	DPOB will lead community engagement, only tagging in the Design Team to be a part of them to provide support and technical assistance.
35	Is a public engagement consultant needed?	No
36	Has a product been selected for the security booth and if so can DPOB provide the specification for that product?	Yes, it will be shared with the awarded team.
37	Does the security booth need HVAC?	Yes
38	Has a timeline been established for opening the new park?	Nothing formal, DPOB will be consulting with the awarded Design team to determine a fair goal. Currently, DPOB wants to spend these funds by no later than 2027
39	Will DPOB cover limited not to exceed expenses for costs that cannot be covered under the DGS funds such as Printing and Mileage?	Include them in your proposal, DPOB will determine what budget source to pull them from to cover.
40	Will BCRP need to be engaged as part of the ownership group?	DOT will be the City Ownership group we need to coordinate with. This will be 100% maintained by DPOB as part of their maintenance agreement with the city.
41	Will lighting need to be selected from DOT approved standards?	Lighting Design will likely be limited to string lights and walkway lighting, if we need to disturb or address existing street lighting, then we would need to consult DOT
42	Will Lighting fall under the BGE street lighting lease agreement or will the lighting be owned and maintained by DOT?	Undetermined, currently, this would be a coordination point with DOT representatives who will be assigned to our project and a part of our design meetings.
43	Is there a list of consultants/disciplines that DPOB requires be included on the project team?	Per the RFP: Subcontractors- Please identify and include the engineering firms, specialists (estimators, arborists, etc.) required, and other consultants as applicable to meet the requirements of the scope of work. DPOB will favor hiring the Landscape Architect as the Prime Contractor and the coordinated work to be subcontracted under the prime. If you are proposing a different structure, please be sure to alert the RFP manager, at the time of intent to bid.

END OF DOCUMENT.