



City of Raleigh

Request for Qualifications #: 274-2025-CM-P-03

**Title: Request for Architectural/Engineering Firms to provide
Design and Construction Administration Services for
2022 Parks Bond Capital Improvement: Neuse River Park**

Implementation

**Submittal Due Date and Time: 11/21/2024 not later than 3:00
PM ES**

ADDENDUM NO. 2

Issue Date: 11/7/2024

Issuing Department: Engineering Services

Direct all inquiries concerning this RFQ to:

Dale Tiska, Senior Construction Project Manager

Dale.Tiska@raleighnc.gov

City of Raleigh
Addendum #2 to RFQ 274-2025-CM-P-03

Issue Date: 11/5/2024

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of qualification packages and does hereby become part of the original RFQ documents and supersedes the original RFQ documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the follow additions, clarifications, and/or changes to the RFQ as listed below and **sign and return this addendum with your submittal package.**

1. The full presentation from the Pre-Submittal Conference is included in this amendment.
2. Record of attendance from the Pre-Submittal Conference is included in this amendment.
3. Proposer Questions and Responses:
 - a. Question: Is there a page limit?
 - i. Response: *A page limitation was not included in the RFQ; however, it is strongly recommended that the RFQ submittal be limited to the number of pages necessary to respond and in all cases, be less than 50 pages total, including all parts of the RFQ such as attachments, appendices, financial information, and tabs.*
4. Meeting Minutes
City of Raleigh Parks provided and overview of the current status of the Neuse River Park Master Plan process during the pre-submittal meeting. The Master Plan will be presented at the Parks Committee meeting on 11/7/2024, and pending the outcome of that meeting, if consensus on the plan is met, then the Master Plan would move to the Parks, Recreation and Greenway Advisory Board (PRGAB) meeting on 11/21/2024 for their review, then to City Council for review and approval.

END OF ADDENDUM #2

All other requirements, scope of services, and terms and conditions remain as required in the initial RFQ 274-FY2025-CM-P-03

Dale Tiska, Senior Construction Project Manager
Engineering Services, Construction Management-Parks Division
Dale.Tiska@raleighnc.gov

Sign below and return this addendum with your submittal response.

Proposer Name & Company: _____ **Date:** _____

Signature: _____ **Title:** _____

Construction Management
Engineering Services-Parks
Division

Pre-Submittal Conference
RFQ # 274-2025-CM-P-03
Neuse River Park Implementation

November 5, 2024

10:00 AM

Virtual – MS Teams Meeting



Raleigh





Construction Management Engineering Services-Parks Division

RFQ Pre-Submittal Conference

RFQ # 274-2025-CM-P-03

Request for Architectural/Engineering Firms to provide Design and Construction Administration Services for 2022 Parks Bond Capital Improvement: Neuse River Park Implementation



Raleigh

Agenda

- Welcome
- Neuse River Park Vision Statement
- Project Description
- RFQ Process
- Minority-and-Women-Owned Businesses Program
- Questions

Welcome





Sign In

- Please type your name and your company's name into the meeting chat as a record of your attendance.



Raleigh

Parks Bond Projects

2022 Parks Bond Referendum

On November 8, 2022, Raleigh voters approved a \$275 million bond referendum. The 2022 Parks Bond includes projects that continue to provide the Raleigh community with healthy park and recreation options for everyone to enjoy. These projects focus on heightened community priorities that have emerged as a result of the City's focus on social equity and the impacts of the pandemic. The vision is to provide improved equitable, resilient park and greenway access across the City of Raleigh.

Neuse River Park Vision Statement





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Neuse River Park Vision Statement

Embracing Community, Nature, and Outdoor Recreation along Raleigh's Riverfront

Neuse River Park connects our community to the river and promotes physical and mental wellness by supporting a range of recreational activities in natural settings. Our vision is that Neuse River Park will create stronger ties to the natural world by enabling self-directed outdoor recreation, by strengthening linkages to the existing greenway and blueway trail systems, and by maximizing views, access, and enjoyment of the Neuse River. The park development process will implement best practices in sustainable design and construction, habitat preservation, and ecological restoration to ensure Neuse River Park will be a highlight of Raleigh's park system, anchored by its connectivity to trail systems, our diverse community, and our shared commitment to use natural settings to improve the lives of all who visit this park and all the species who inhabit it.

Project Description





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Project Description

Neuse River Park Implementation Project Features

Neuse River Park is an 84-acre site located at 12098 Old Falls of Neuse Road. The park is adjacent to the Neuse River Greenway and the Falls Dam Blueway Access.

This RFQ solicitation is for design and Construction Administration through post-construction warranty services for the implementation of the new park, based on the future adopted Master Plan. Site elements to possibly include a parking lot, arrival plaza, river access, utilities, social lawn, changing station/restroom facility, pollinator meadow and play area.



Project Description

Scope of Work

- Design and construction administration (CA) through post-construction warranty services for the implementation of the new park, based on the future adopted Master Plan.



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Project Description

Budget & Schedule

Neuse River Park

- Total Bond Project Funding: \$11,500,000
- Estimated Project Schedule: FY 2025 – FY 2028

RFQ Process





Raleigh

Timeline

RFQ Process	Date	Time
RFQ posted	October 22, 2024	--
Pre-submittal Conference	November 5, 2024	10:00 AM
Written Questions Due	November 8, 2024	3:00 PM
City Responses to questions (anticipated)	November 14, 2024	--
RFQ Due Date - RFQ responses Due	November 21, 2024	3:00 PM
Interviews Notifications (anticipated)	December 2024	--
Interviews (anticipated)	December/January 2024	--
Selection Announcement (anticipated)	January 2024	--



RFQ Process

Response Content and Evaluation

Page 10: Responses to the RFQ – Tabbed Sections

1. Response Cover Letter.
2. Corporate Background and Experience List.
3. Financial Information.
4. Project Understanding, Approach, and Schedule.
5. Team Firm, Experience and Certifications/Qualifications
6. Any project where there were legal or technical problems encountered and the final resolution.
7. Copy of the RFQ and any addenda



RFQ Process

Response Content and Evaluation

Page 18: Responses to the RFQ - Appendices

1. Appendix I - Hourly Rates. Include with response in separate, sealed envelope.
2. Appendix II – Proposer Questionnaire. Include with response.
3. Appendix III – Reference Questionnaire (Note instructions to have references provide completed forms directly to the City via email to Dale.Tiska@raleighnc.gov. Do not submit references questionnaires in your firm's response).
4. Appendix IV – MWBE participation form. Include with response.
5. Appendix V – Contract Terms (Does not need to be included in response).



Evaluation Matrix

ITEM	Evaluation Criteria	Maximum Points
1	Corporate Background and Experience	20
2	Firm Financial Stability	5
3	Project Understanding	20
4	Project Approach	20
5	Team Firm, Experience, and Qualifications	30
6	Legal or Technical Problems	5
	TOTAL SCORE	100



RFQ Process

Communication

Page 7: All communications of any nature regarding this RFQ with any City staff, elected City officials, evaluation committee members are strictly forbidden from the time the solicitation is publicly posted until award. Questions must be submitted in writing to the individual designated in Section 1.1 Purpose, prior to the deadline provided in Section 1.3 RFQ Timeline. Violation of this provision may result in the firm's proposal being removed from consideration.



RFQ Process

Addenda

- Addenda will be published on the eVP website.
- Last day for written questions to be submitted is November 8, 2024, at 3 PM.
- Final response to written questions will be issued on November 14, 2024, by close of business.

Minority- and Women-Owned Businesses Program





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MWBE Program

MWBE Program Information

The City has a MWBE Program that works to increase opportunities for historically underutilized businesses and promotes diversity and inclusion in City of Raleigh contracting. The City has an aspirational goal of 15% of the total contract amount to be performed by MWBE businesses in contracts awarded by the City for: (i) construction and building projects of \$300,000 or more; and (ii) construction and building projects of \$100,000 or more that have any state funding. While this particular RFQ does not fit within these requirements, the MWBE Appendix IV in the RFQ allows us to track our efforts in this area.



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Appendix IV

MWBE Participation Form: Identification of MWBE Participation For Professional Services

APPENDIX IV

MWBE PARTICIPATION FORM

IDENTIFICATION OF MWBE PARTICIPATION FOR PROFESSIONAL SERVICES

This Identification of MWBE Participation Form captures information regarding MWBE participation in the providing of professional services as defined by NCGS §143-64.31, et seq. MWBE participation is encouraged for all City of Raleigh contracting opportunities. Please refer to the City's MWBE Policy for any contract-specific requirements. Copy this form as needed.

COMPANY NAME		
PROJECT NAME	QTY DEPARTMENT	
PROJECT NUMBER	RFQ SUBMITTAL DATE	

Section 1: PROFESSIONAL SERVICE PROVIDER—PRIMARY CONTRACTOR

☐ CONTRACT IS FOR PROFESSIONAL SERVICES. Please complete the following:

COMPANY NAME			
PROFESSIONAL SERVICES PROVIDED	<input type="checkbox"/> Architectural <input type="checkbox"/> Engineering <input type="checkbox"/> Public-Private Partnership Construction	<input type="checkbox"/> Design-Build <input type="checkbox"/> Surveying <input type="checkbox"/> Construction Management at Risk	
<input type="checkbox"/> PRIMARY CONTRACTOR IS MWBE	Classification: <input type="checkbox"/> Certified with NCHUB <input type="checkbox"/> Certified with NCDOT-DBE	RESIDENT FIRM	<input type="checkbox"/> YES <input type="checkbox"/> NO

*MWBE Classifications: American Indian (AI), Asian American (AA), Black/African American (B), Hispanic (H), Non-Minority Female (NMF), Socially/Economic Disadvantaged (D)

Section 2: PROFESSIONAL SERVICE PROVIDER—MWBE SUBCONTRACTORS

Complete the chart below for all MWBE subcontractors that you intend to use for this Contract regardless of dollar amount.

COMPANY NAME			
PROFESSIONAL SERVICES PROVIDED	<input type="checkbox"/> Architectural <input type="checkbox"/> Engineering <input type="checkbox"/> Public-Private Partnership Construction	<input type="checkbox"/> Design-Build <input type="checkbox"/> Surveying <input type="checkbox"/> Construction Management at Risk	
MWBE CLASSIFICATION		RESIDENT FIRM	<input type="checkbox"/> YES <input type="checkbox"/> NO

*MWBE Classifications: American Indian (AI), Asian American (AA), Black/African American (B), Hispanic (H), Non-Minority Female (NMF), Socially/Economic Disadvantaged (D)

COMPANY NAME			
PROFESSIONAL SERVICES PROVIDED	<input type="checkbox"/> Architectural <input type="checkbox"/> Engineering <input type="checkbox"/> Public-Private Partnership Construction	<input type="checkbox"/> Design-Build <input type="checkbox"/> Surveying <input type="checkbox"/> Construction Management at Risk	
MWBE CLASSIFICATION		RESIDENT FIRM	<input type="checkbox"/> YES <input type="checkbox"/> NO

*MWBE Classifications: American Indian (AI), Asian American (AA), Black/African American (B), Hispanic (H), Non-Minority Female (NMF), Socially/Economic Disadvantaged (D)

COMPANY NAME			
PROFESSIONAL SERVICES PROVIDED	<input type="checkbox"/> Architectural <input type="checkbox"/> Engineering <input type="checkbox"/> Public-Private Partnership Construction	<input type="checkbox"/> Design-Build <input type="checkbox"/> Surveying <input type="checkbox"/> Construction Management at Risk	
MWBE CLASSIFICATION		RESIDENT FIRM	<input type="checkbox"/> YES <input type="checkbox"/> NO

*MWBE Classifications: American Indian (AI), Asian American (AA), Black/African American (B), Hispanic (H), Non-Minority Female (NMF), Socially/Economic Disadvantaged (D)

Questions





Questions

Submit questions in writing via email to Dale.Tiska@raleighnc.gov by November 8, 2024, at 3 PM.

RFQ# 274-2025-CM-P-03 Neuse River Park Implementation - Pre-Submittal Meeting Attendance

Attendee Name	Attendee Company Name
Katherine Gottsegen	Site Collaborative
Jenessa Van Deen	HH Architecture
Andrea Stirton	AMT Engineering
Emily Morgan	Clearscapes
Eric Davis	Surface 678
Joe Pung	Benesch
Bayle Beatty	Skinner Farlow Kirwan Architecture
Sheridan Young	Davis Kane Architects
Sophia Emperador	Hargreaves Jones
Beth Cox	Kimly-Horn
Daniel DeRosa	Hord Coplan Macht
Michele Lewis	NOVA
Bentley Ruggles	Dewberry
Jane Brasier	ClarkNexsen
Matt Gross	Kimley-Horn
Bria Lonesome	Hord Caplan Macht
Amanda Dayer	Surface 678
Meghen Quinn	Hargreaves Jones
Zach Hoffman	in situ studio
Jennifer Heintz	Clark Nexsen
Davd Amalong	Stewart
Strahinja Spasojevic	Surface 678
Cindy Hoffman	Stewart
Charles Bradley	Surface 678
Jason Hartshorn	Kimley-Horn
Sarah Mosier	Calibre
Rifat Sharmin	WithersRavenel
Martha Eberle	Andropogon
Shweta Nanekar	McAdams
Brian Starkey	WithersRavenel