



City of Raleigh

Request for Proposals #: 274-SM-2024-0020

Title: Smoky Hollow Park Project – Design Professional Services

Proposal Due Date and Time: July 9, 2024 no later than 4:00 p.m. EST

ADDENDUM NO. 2

Issue Date: June 6, 2024

Issuing Department: Engineering Services, Stormwater Management Division

Direct all inquiries concerning this RFP to:

Megan Walsh, P.E

Senior Stormwater Engineer

Email: Megan.Walsh@RaleighNC.gov

City of Raleigh
Addendum #2 to RFP 274--SM- 2024-0020

Issue Date: 6/6/2024

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages and does hereby become part of the original RFP documents and supersedes the original RFP 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 RFP as listed below and **sign and return this addendum with your proposal package.**

Agenda and notes for Pre-submittal Meeting: May 22, 2024 at 9:30am to 10:30am Raleigh, NC

1. **Welcome & Sign-in:** Pre-submittal attendees must register. Responses to the RFQ will only be accepted from those contractors that have signed and registered at this mandatory pre-submittal conference. Failure to sign and register at this conference will be cause for rejection.
2. **House-keeping**
 - Demo and UST Removal contractor is currently mobilizing
 - Temporary Skate Park
 - City of Raleigh buildings (active)
3. **Project Description:** The site for the proposed Smoky Hollow Park is a 13.7-acre City-owned parcel, located north of downtown Raleigh near the intersection of Capital Boulevard and Peace Street. The project is currently at the conclusion of schematic design and has an approved schematic site plan in place to bring the project into advanced design phases. Per the Concept and Schematic Designs, the project focuses on:
 - environmental site remediation;
 - stream daylighting, realignment, and restoration;
 - flood and stormwater management;
 - constructed wetland;
 - greenway and other secondary paths;
 - plaza and gathering areas;
 - habitat restoration and native plantings;
 - and other passive and interpretive park improvements.
4. **Existing documents:** Email Megan.Walsh@raleighnc.gov to request access to the SharePoint site housing existing documents

5. **Agreement:** The awarded firm will shall provide services, all as set forth in the RFQ. The project phases will include budget development, design development and construction document phases, permitting, remediation action plan development and implementation, Construction Manager at Risk (CMAR) coordination, construction administration, and one-year warranty administration. Proposers must prove the capability to provide the necessary experience, technical and administrative skills, and workforce capacity for directing and managing a multi-disciplinary team approach to project delivery.

Design services for the new park shall meet the priorities set forth for the project, which include:

- environmental remediation of the site;
- stream restoration, stormwater quality improvements, and floodplain reconnection;
- greenway, trail connectivity, and cultural interpretation;
- development of plazas;
- and inclusion of other hardscape amenities.

Because this project is will be entering the design development phase, the design team shall identify opportunities for efficiency to ensure meeting the project schedule and budget.

6. **RFQ Process**

- Proposers must respond to the entire Request for Qualifications (RFQ). Any incomplete proposal may be eliminated from competition at the discretion of the City of Raleigh.
- Deadline for written questions: June 20, 2024 at 4:00 pm
- Deadline for submissions: July 9, 2024 at 4:00 pm
- Addendum #1 (issued May 17, 2024) has been posted to the eVP site, <https://evp.nc.gov/solicitations/>
- Appendices notes:
 - Appendix I – Hourly Rates. Include with response in separate, sealed envelope.
 - Appendix III – Reference Questionnaire (Note instructions to have references provide completed forms directly to the City via email to Megan.Walsh@raleighnc.gov. Do not submit references questionnaires in your firm's response).

7. **Budget & Schedule:**

- \$19M Total Project Budget. ~ \$2.7 M has already been expended or encumbered in active projects, including the environmental site assessments, Phase 1/2/3 remediation testing and work plan development, building demolition and underground storage tank removal, park concept design, park schematic design, and community engagement efforts.
- This is a 2022 Park Bond funded project has established timelines. Ability to meet project schedule will be evaluated

8. Minority- and Women-Owned Businesses Program:

- Complete and submit the MWBE Participation Form (Appendix IV) with your qualification package.

9. Questions to Date:

1. Can more than one person from a firm request access to the data & file repository?

Yes

2. Will you be putting out an RFQ for materials testing and special inspections for the Smokey Hollow Park project

It is not anticipated at this time. See RFQ #274-SM-2024-0020 (Design Services)

10. Additional Q&A:

- 1) Will there be a need for experiential/interpretive design or interpretive signs?

There are interpretive elements proposed in the Schematic Design. See Scope in RFQ. Note that there is no funding for public art elements.

- 2) What is the timeline for construction?

Construction is anticipated to begin in 2026.

- 3) How much of the project funds have been spent to date?

Approximately \$2.7 M has already been expended or encumbered in completed and active projects, including the site survey services, environmental site assessments, remediation investigations, service building demolition and underground storage tank removal, park concept design, park schematic design, and community engagement efforts.

- 4) Will the Parks Department remain involved in the review and permitting of this project?

Raleigh Parks has managed this project since it started in 2016 and has carried the project through Schematic Design and the current remedial investigation scope and UST removal project. Starting with design services and CMAR RFQs, Raleigh Stormwater will be the prime project manager. Raleigh Parks will continue to be involved through the life of the project, including providing input, reviewing deliverables, and attending design, permitting, and construction meetings.

- 5) Is there any other funding that could affect the design process?

There are a few grant applications in process, but the acceptance of those grants is not anticipated to occur before the completion of the RFQ process. The City currently has funding

for the project from the 2014 and 2022 Raleigh Parks Bonds and from Stormwater funding in the amount matching the current Schematic Design cost estimates.

6) What are the plans for the high-speed rail?

A high-speed rail (S Line) is planned for over the northern end of the site. The City understands this part of the S Line will be an elevated overpass with piers. Information on the S Line can be found in the RFQ. There will be ongoing coordination with the S Line during design and construction.

7) What is the strategy for remediation?

We are currently in the third and final phase of remediation investigations. There is information on the third phase of remediation (2023-11-14 Final Phase 3 RI Letter Workplan) in the documents. There will be coordination between the design engineer and the CMAR on implementation of the Remedial Action Plan (part of the Ph. 3 Remedial Investigation scope). Note that the RAP will not be complete during the RFQ process.

8) What regulatory program will the remediation be under?

See the remedial investigation reports on SharePoint and Section 1.2 of the RFQ. As a result of the low-risk determination, the site was approved for entrance into the Registered Environmental Consultant (REC) Program. The project has not formally entered into the REC program.

9) What are the plans for the skate park?

The current skate park is temporary and the above ground skate park features will be dismantled, by the skate park licensee, prior to construction. Smoky Hollow Park, per the approved Schematic Design, will include a small skate spot. The area paved for the temporary skate park will remain and demolished as part of park construction. Note that the skate park paving was placed over previously existing paving.

Smoky Hollow Park, per the approved Schematic Design, will include a small skate spot of around 4,000 sf in size. Refer to the schematic design. The selected design team will need to design the skate spot features.

The March 7, 2024 City Council presentation includes a list of priorities, based on project funding. The proposed skate spot, along with other minor hardscape amenities, is the lowest ranked of the priorities should funding not allow for the full construction of the Schematic Design.

10) Is schematic design the same as 30% design?

Yes

11) Can the design be changed?

The Smoky Hollow Park Schematic Design was approved by City Council in May 2024. This sets the expectation that the final built park will meet the vision of the Schematic Design, including the general park entrance path layout, plaza locations and programmatic use, stream relocation, wetland construction, and landscape design and native plant palette.

12) Can the incumbent designer propose on this project?

Yes

13) Will there be other site visits?

As the future park site is an active maintenance facility, there will be no more site visits for proposers.

14) Does the design account for the noise from Capital Boulevard?

There will be graded berms to help with noise, planted with vegetative screening. The Schematic Design has determined that excess soils from the stream and general site grading will be used for the berms.

Additional Questions received after the Pre-submittal Meeting:

15). Are there page limits listed somewhere?

Page number limits will be established in an upcoming addendum.

16) Are there DEQ monitoring wells on the property?

There are several monitoring wells on the site. Refer to the remedial investigation documents in the SharePoint.

17) The site is not considered a Brownfield, is that correct?

Site is not considered a brownfield.

Sign-in Sheet below:

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Megan Walsh, P.E
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Sign below and return this addendum with your proposal.

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

Signature: _____ **Title:** _____