



City of Raleigh

Request for Proposals #: 274-SM-2024-0021

Title: Smoky Hollow Park Project – Construction Manager at Risk
Services

Proposal Due Date and Time: July 9, 2024 not 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- 2024-0021

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. Master Agreement: The CMAR will enter into a Master Agreement. Work will be performed in two or more phases under separate agreements for each phase. The contract standard terms and conditions are included as Appendix V

- Phase I will include pre-construction phase services and preparation of a preliminary Guaranteed Maximum Price (GMP).

Pre-construction is from 30% to 100% Design Phase

Pre-Construction Scope of Services may include:

- o consultation during project development,
 - o value analysis,
 - o schedule development,
 - o constructability reviews,
 - o construction cost modeling and estimating,
 - o coordination of contract documents,
 - o identification and coordination of early bid packages,
 - o development of preliminary Guaranteed Maximum Prices (GMPs), and
 - o estimation of contingency amounts, sub-contractor pre-qualification, etc.
- Phase II, construction services, includes bidding, award and management of numerous principal and specialty contracts for others to provide the actual construction of the Project and preparation of the final GMP.

Construction Scope of Services may include:

- o consultation during project construction,
- o estimation of project construction costs,
- o development and bidding of bid packages,
- o bidding of early bid packages,
- o execution of specialty contracts,
- o development of the final GMP,
- o project control and management,
- o development of process for Requests for Information (RFIs),
- o resolution of potential claims,
- o preparation of reports, and
- o completion of contract close-out, warranties, etc.

6. RFQ Process

1. 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.
2. Deadline for written questions: June 20, 2024 at 4:00 pm
3. Deadline for submissions: July 9, 2024 at 4:00 pm
4. Addendum #1 (issued May 17, 2024) has been posted to the eVP site, <https://evp.nc.gov/solicitations/>
5. Note Appendices:
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:

- The City has an aspirational goal of 15% of the total contract amount to be performed by MWBE businesses on construction and repair projects of \$300,000 or more, and contracts of \$100,000 or more that include any State funding.
- Complete and submit the MWBE Participation Form (Appendix IV) with your qualification package.
- Note that Item 10 in Appendix V states CMAR shall, in conjunction with the Owner, prepare and implement an MWBE outreach program to encourage participation by minority- and women-owned firms, advertise and distribute Bid Packages, schedule and conduct pre-bid conferences in conjunction with the Project Designer”

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) City: Note that the draft scope and agreement have strike-through text on sections that are not applicable. Scope will be finalized as part of the scope and fee negotiation process.
- 2) Will the selected firm need to guarantee to get the site to closure?

There is information on the currently ongoing Underground Storage Tank closure process in the “2023-11-14 Final Phase 3 RI Letter Workplan” document in SharePoint. The current design team led by Tetra Tech will be engaging the NCDEQ UST Section regarding UST

closure/abandonment and guidance to obtain a “No Further Action” for the historical UST on-site release incident that was never closed.

3) Has the Remedial Action Plan (RAP) been developed?

Phase 3 Remedial Investigation is currently in process, followed by the RAP later this year. Tetra Tech is leading this effort. The firm selected for this project shall use the RAP. The RAP will be ready later this year but likely not in time for the proposal submittal. Information on the Remedial Investigation process to date is on the SharePoint.

4) Will we have full access to the site during construction?

Yes, the complete site will be vacated of City staff, vehicles, and equipment prior to the start of pre-construction remediation and park construction. Note that there are 13 underground storage tanks that are being removed this summer, along with demolition of the service station building. The existing office building is to be demolished as part of park construction. There is a high-speed rail (S Line) planned for construction over the northern end of the site, and the NCDOT may require site access to that area of the park for geotechnical testing and survey at several points in the next few years. 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 NCDOT and their design team during design and construction.

5) Are there any phasing requirements?

Current funding is for the full development of the park as shown in approved Schematic Design. As mentioned, the S Line is proposed for construction over the northern end of the site. Ongoing coordination between City staff and the selected team along with the NCDOT and their design team will be needed to determine how the schedules of both projects could impact each other.

6) Can we reuse reference forms from past City of Raleigh projects?

Reference forms from other projects can be re-used; however, it is important that the reference follows the instructions listed in Appendix III regarding how and by when the reference form needs to be submitted. Furthermore, references will be evaluated based on the relevance to the scope of the specific RFQ (# 274-SM- 2024-0021, Smoky Hollow Park Project – Construction Manager at Risk Services)

7) What is the schedule for the Remedial Action Plan (RAP)?

There have been two phases of remedial investigation previously completed. Phase 3 remedial investigation is currently underway. The purpose of Phase 3 is to characterize the remediation on site. The RAP will be developed following the completion of the Phase 3 remedial investigation.

8) Is there a draft RAP?

The City does not have a draft RAP, and will likely not have the RAP until after the RFQ process. There is information on the previous investigations housed on the data repository on SharePoint.

9) Are easements costs part of the project budget?

There are no easement costs included in the project budget. Easements for City-owned utilities on site (sanitary sewer, water, and stormwater) are not anticipated. There could be costs associated with relocation of private utilities, such as Duke Energy.

10) What is the anticipated construction cost?

The Schematic Design cost estimate is included in the SharePoint.

11) 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. Pavement at the skate park will remain and to be demolished as part of park construction. Smoky Hollow Park, per the approved Schematic Design, will include a small skate spot, around 4,000 sf in size. Refer to the schematic design. The selected design team will need to design the skate spot features.

12) Will the northern corridor of the BRT be part of this project?

There may be an eventual BRT or similar bus station on Capital Boulevard. The Capital Boulevard entrance into the park could be tweaked to align with a potential location, if known during the design process.

13) Can the design be changed?

The Schematic Design was approved by City Council in May 2024. This sets the expectation on programmatic and physical elements of the park and stream restoration, along with layout of these features.

14) Is survey available?

A full site survey, including tree survey, was completed in 2021. A separate recombination survey was complete in 2022. Both surveys available on SharePoint.

15) 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.

11. Additional Questions received after the Pre-submittal Meeting:

16) Are there page limits listed somewhere?

Page number limits will be established in an upcoming addendum.

17) 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.

18) 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
Senior Stormwater Engineer

Sign below and return this addendum with your proposal.

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

Signature: _____ **Title:** _____