

ADDENDA 1

Question 1:

Several places in the RFP mention architect or architectural services. Many firms like ours that do this type of work lead it with a landscape architect and the architect designs specific buildings. Will that be ok for us to show our landscape architects as the lead, so long as we have an architect for buildings?

Response:

It is acceptable for the proposer to identify a landscape architect as the lead for the project team, provided the team includes a Georgia-licensed architect responsible for the design of any building or architectural structures included in the project. The City's intent is to ensure all required services are performed under the appropriate professional licensure.

Question 2:

The RFP mentions we should submit bid bonds and performance/payment bonds. While these are typical of bids for construction by general construction contractors, they are not for design services and design firms would not be able to acquire these. Can these be removed from the requirements?

Response:

Yes. Bid bonds and performance/payment bonds are not required for this solicitation for design services. Proposers should disregard the bond requirements referenced in the RFP.

Question 3:

The RFP mentions a master plan and community engagement process. There is enough information currently to prepare a fee for those services. However, the RFP also asks for fees to take the project from the master plan through to completion of construction documents, where there is not yet enough information to guide how to develop these fees. During the master planning process, the layout of the park, the number of structures, and the types of amenities to be designed will be further identified. The amount of these facilities, what they should look like, how large or complex they are that come from the master plan process will drive the fees for those features. Would it be possible for us to submit a fee just for the master planning and community engagement process now, and then you negotiate a fee for the construction documents once the scope for that work can be identified during the master planning process?

Response:

The City's intent is to award a design services contract that includes completion of construction-ready documents. Proposers should submit their fees to provide the full scope of services through final construction documents. The master planning and community engagement process is expected to provide sufficient information to define the gateway passive park program, amenities, and overall project scope. Based on that information, the selected firm will be expected to complete the construction plans and related deliverables consistent with the final City-approved master plan.

Question 4:

On page 23, the RFP asks for our approach and lists several questions for us to answer. One of those asks us to provide an overview of our services but asks us to limit it to one page. The other questions there are typically covered in our processes and services. So, we can answer all those questions in an overview of our process, it will require a few pages to do so. Will it be ok if our approach here, description of services, answers to these questions, etc. takes more than one page?

Response:

Yes. Proposers may exceed one page for the approach, description of services, and responses to the questions on page 23, provided the information is clear, organized, and responsive to the RFP.

Question 5:

We reviewed the recent RFQ posted for Architectural Design Services for Geranium Park and have a quick question. If known, when is this project expected to go to bid for contractors and what is the expected start date for construction?

Response:

At this time, the contractor bid date and anticipated construction start date have not yet been determined. These dates will be established following completion of the design phase and required City approvals.

Question 6:

We would like to ask if the city is requiring a bid bond and performance & payment bonds as referenced on page 20, as this is not the normal practice for a request for architectural design services.

Response:

No. Bid bonds and performance and payment bonds are not required for this solicitation

for design services. Proposers should disregard the bond requirements referenced on page 20 of the RFP.

Question 7:

could you please advise whether any base files are available for reference (Survey, CAD files, existing utility drawings) We want to accurately understand the project limits and fully capture the extent of the area to be designed

Response:

Available reference materials such as surveys, base mapping or CAD files, and existing utility drawings will be shared with the selected firm as available. Proposers should assume that additional site verification and coordination may be required as part of their scope