



RFP Landscape Architecture and Design Services IMD 24-002 Questions and Answers

1. Can you provide additional information on the COVID-19 Monument? We understand a winning submission has been selected. Can you provide us with images of the design and other information on that submission?

Answer: We do not have any images of the design. We do know the proposed sculpture features dandelions.

2. Can IMD provide any additional information about the proposed monument sculpture?

Answer: We do not have any images of the design. We do know the proposed sculpture features dandelions.

3. Has a specific sculpture been chosen for this park? If yes, can you provide details? If no, what will be the process of sculpture selection?

Answer: We do know the proposed sculpture features dandelions.

4. Is the monument and all related work being paid for from a separate project budget/funding stream and does it cover all related work, such as structural engineering, any lighting/electrical design, etc. or will our scope of services need to account for these services beyond coordination?

Answer: The proposed monument is funded separately, but coordination may be required by the selected firm.

5. What is the estimated construction budget for the monument sculpture scope of work?

Answer: The proposed monument is funded separately, and the budget is to be determined.

6. Is the location of the monument in the triangle pre-determined and is it a considered a site-specific piece with specific limitations or requirements about views and surrounding improvements?

Answer: No.

7. Please confirm the monument sculpture scope of work is by others and what is the level of coordination needed by the design team?

Answer: The monument sculpture scope of work will be by others, but the design team may be required to incorporate it into the design.

8. Are the monument sculpture designs commissioned by an artist separately or selected from a catalog and in our scope? Or by IMDC and we only locate and provide a base?

Answer: This initiative is held by others. We may require the selected firm to incorporate the monument into the design.

9. Will the monument sculpture or any other art, sculpture, graphics, or other type of community artwork need to be procured, designed, or coordinated by the selected design team?

Answer: The monument sculpture will be procured by others. The inclusion of other public art in the park may require coordination by the selected firm.

10. Has a construction budget been defined for the project that can be shared? We did not find any order of magnitude estimate in the district master plan.

Answer: To be determined.

11. What is the estimated construction budget of the project?

Answer: To be determined.

12. What is the overall budget for construction?

Answer: To be determined.

13. Is there a project budget established for the park?

Answer: To be determined.

14. Is there a budget for this project?

Answer: To be determined.

15. Do you anticipate the need for permanent restrooms to be incorporated in the project design?

Answer: No.

16. Building Demolition: Will the construction debris all be removed from the site or is the plan for it to be disposed of/buried on site? This will have an impact on any subsurface improvements such as footings, piping, etc. Is the building scheduled to be demolished before a design consultant is selected for this engagement or would we have an opportunity to tour the building prior to demolition?

Answer: Any basement or below grade areas will be filled with solid fill and graded level. This will consist of bricks, sized concrete and imported clean material. We expect the building demolition to be complete before the selection is made.

17. Will the IMDC be procuring a topographic survey or should the design team?

Answer: The design team will be responsible for procuring the survey to ensure the survey meets any specific requirements or standards necessary for the project.

18. Please clarify if topo and utility surveying, geotechnical engineering/reports, and environmental reports will be furnished by the Owner or needs to be done by the selected Design Team.

Answer: The design team will be responsible for procuring the survey to ensure the survey meets any specific requirements or standards necessary for the project.

19. Will an updated survey of the site (including on-site trees) be provided after demolition?

Answer: No, we expect the design consultant to procure a survey.

20. Will any additional survey (e.g., topographic) or other data, such as geotechnical soil borings, be required for the project, or will IMD procure them separately?

Answer: The design consultant will be responsible for procuring the survey to ensure the survey meets any specific requirements or standards necessary for the project.

21. Besides the ALTA/NSPS land survey included in the RFP (attachment B) will a topographic survey of the site (including elevation data, locations of existing trees, utilities, etc.) be performed upon conclusion of the demolition work? If not, please confirm that a topographic survey should be included as a part of this project scope.

Answer: No. The design consultant will be responsible for procuring the survey to ensure the survey meets any specific requirements or standards necessary for the project.

22. How many conceptual design concepts is the IMDC expecting?

Answer: Three conceptual design concepts.

23. How many deliverables will require a detailed project budget?

Answer: Respondents are required to submit a price proposal to complete the scope of services listed in the RFP. One of the deliverables listed in the RFP is a detailed project budget, which should include hard and soft costs for the entire project.

24. Please confirm no environmental abatement is required as part of this design scope.

Answer: No environmental abatement is required as part of the design scope.

25. What is the projected timeline for each of the 3 phases of the project?

Answer: Planning and Design Process – 1 Year. Construction Preparation – 4 months. Construction - 7 months.

26. Will you provide the demolition plans for the existing building to be demolished in Summer 2024? Confirm all utilities will be cut off and removed including water service.

Answer: The demolition is expected to be complete mid-August. All utilities are to be cut off during the demolition.

27. We assume no PD amendment will be required for the project based on Sub Area 1B and permitted uses of the site. Is any additional zoning process anticipated for the site and surrounding Sub Area?

Answer: There is no Planned Development amendment required, and there will be no need for a formal additional zoning process.

28. Is the ice-skating rink weather dependent for use or mechanically cooled?

Answer: There are no plans for an ice-skating rink.

29. Is there to be a dedicated covered performance stage or just an area/infrastructure where that can occur?

Answer: We expect to have an open area where programming can occur.

30. For the public engagement how many stakeholder and community engagement meetings would you like us to include? We'd suggest 3 during each phase.

Answer: We expect to hold 2-3 community engagement meetings/activities.

31. Regarding public safety do you envision security cameras and emergency call stations? Managed by who?

Answer: There is no requirement to incorporate into the scope of work.

32. Are public restrooms required?

Answer: No.

33. Does the IMDC envision any permanent facilities/structures in this park, such as restrooms and drinking fountains?

Answer: We do not expect restrooms or drinking fountains.

34. Will there be any requirements for a building and related services within this project (i.e., bathroom facilities, kiosks, amphitheaters, etc.)?

Answer: No.

35. Would you anticipate a permit expediter for permitting?

Answer: Yes.

36. Will trees be removed in the process of the building demolition?

Answer: No.

37. Is sidewalk replacement needed?

Answer: The sidewalk condition should be evaluated by the selected firm.

38. Will the two IMDC Board Meetings noted on page 8 involve meetings with additional stakeholders and community groups within IMD? Do you share an estimated number of stakeholder groups?

Answer: The IMDC Board Meeting project updates are separate from community group meetings. We expect 2-3 community meetings as part of the design process.

39. Has IMD already gathered a list of stakeholders, or should stakeholder identification be part of the proposed scope of work?

Answer: The IMDC has a list of IMD stakeholders, and the selected firm should establish an engagement strategy as part of the scope of work.

40. Will soil borings be required for this project?

Answer: We would consult with the design team on whether this is necessary.

41. Will IMDC contract for professional landscape maintenance once the project is installed?

Answer: Yes, the IMDC will contract landscaping maintenance.

42. Regarding permitting, will we work with IMD's expeditor or legal counsel?

Answer: It is our expectation that the construction team will engage a permit expeditor.

43. Is there a sustainability goal (i.e., certifications or guidelines)?

Answer: We have not set specific sustainability goals for this project, but we expect the selected firm to follow best practices as it relates to stormwater management, energy efficiency, biodiversity, and air quality, among others.

44. The community engagement piece of this project is very broad in the RFP. What level of community engagement does IMD envisage for this project? For example, how many community meetings will be required?

Answer: We expect to hold 2-3 community engagement meetings/activities.

45. Who will be programming these areas – are we expected to bring that type of service to the team?

Answer: Programming will be led by the IMDC.

46. What is the anticipated timeline for the project?

Answer: We expect the project to be completed by Summer 2026

47. In section 2.3 scope of work and deliverables, Item #1 under Phase 3 reads "execute the construction phase according to approved design plans and specifications." We assume that proposals should include design and construction administration services only and that construction work is not to be performed by the respondent team. Please clarify.

Answer: Design and construction administration services will be required as part of the construction phase. Construction services are not part of the scope.

48. Phase 2, item 3 states that the design team is to "support construction procurement efforts." Can the IMD team please clarify the extent of the bidding & negotiation scope on the part of the design team?

Answer: The selected firm should support the procurement of a general contractor by developing bid documents, participating in a pre-bid walkthrough, and responding to questions related to the design and procurement.

49. Can the IMD team please elaborate on the intended procurement process - for example, will the project be issued for open/public bid, or will a construction manager at risk be engaged?

Answer: To be determined.

50. Will the design consultant team be expected to provide cost estimates?

Answer: Yes.

51. Can the IMD team please clarify the extent and timing of the stakeholder and community engagement process?

- a. Do you have targeted groups and individuals you would like to include in the process, or is that part of the design team's scope to define?

Answer: The IMDC has a list of IMD stakeholders, and the selected firm should establish an engagement strategy as part of the scope of work.

- b. This engagement process is listed under Phase 1; is the intent that engagement stops at the conclusion of Phase 1, or is it to be ongoing as the design develops in Phase 2?

Answer: The engagement strategy should be established by the selected firm.

52. Will the IMD team share reports from prior community engagement efforts with the selected team?

Answer: Yes

53. Please clarify whether IMD will be responsible for maintenance, management, programming, etc. of the park space long-term, or whether there is anticipated involvement by other agencies and/or contractors.

Answer: The IMDC will be responsible for managing operations of the park.

54. It appears that only the prime consultant firm needs to fill out forms A1 through A4. Please confirm.

Answer: Confirmed; however, IMDC reserves the right to request additional information about any subconsultants or subcontractors of any tier.

55. How will the IMD calculate target percentages for MBE and WBE participation? Typically, this is by % of the total fee, but it is not clear in the RFP.

Answer: Yes, this would be a percentage of the total fee.