

City of Portsmouth

Portsmouth, NH

RFP#61-18

Design Engineering Services

North Mill Pond Trail and Greenway

Addendum #1

Issued: April 27, 2018

This Addendum forms part of the original document marked: RFP 61-18 "Design Engineering Services North Mill Pond Linear Greenway and Community Park."

1. Revise the final two sentences at the end of paragraph 1 on page 2 as follows (deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

Addenda to this proposal, if any, including written answers to questions, will be posted on the City of Portsmouth website under the project heading **by Thursday, May 3, 2018**. Questions about the project will be ~~taken~~ **accepted** until ~~2:00 p.m. on~~ Wednesday, May 2, 2018.

2. Add two sentences to the last paragraph on page 8 under Additional Information as follows:

The deadline for questions and requests for additional information is May 2, 2018. Answers will not be sent directly to interested parties. Written answers to questions will be posted on the City of Portsmouth Finance / Purchasing Department's website under the project heading in the form of an addendum.

3. Page 7, under Submittal Requirements, the first sentence should read as follows (deletions from existing language ~~stricken~~; remaining language unchanged from existing):

Proposals shall include the following and shall be organized using each of the ~~above~~-following required elements as section headings:

4. Page 7, under Submittal Requirements, revise item D as follows (deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

The Consultant shall submit a schedule for completing the scope of work for ~~design~~-**the Conceptual Design and Preliminary Design Phases only. Future amendments for Final Design Plans and Specifications Phase shall be negotiated after completion of the first two phases.**

5. Page 7, under Submittal Requirements, revise item E as follows (deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

Cost Proposal -- In a separate envelop labeled "Price Proposal RFP ~~##-##~~ **61-18**" budget itemized by task by phase as provided in this RFP and a total project cost stated as a firm fixed fee. Include assumed hours per task and hourly rates for project staff. **Consultant shall submit costs only for the Conceptual Design and Preliminary Design portion of the work for this proposal.**

Future amendments for Final Design Plans and Specifications Phase shall be negotiated after completion of the first two phases.

6. Pre-Proposal Meeting Notes

- a. Pre-Proposal Meeting Notes (Attachment A) are included in the RFP Documents by way of this addendum 1.
- b. The optional pre-proposal meeting attendees list is attached to the Meeting Notes.

All else remains as is.

Proposers are to acknowledge any addendum within their proposal. Failure to do so may subject a proposer to disqualification.

End of Addendum 1: Continue below for Attachment A and pre-proposal meeting attendees list.

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Attachment A

As described in the Request for Proposals (RFP 61-18) and Optional Pre-proposal meeting was held on April 26th in Conference Room A, Portsmouth City Hall at 10am. The following questions were raised at this meeting along with the answers provided below. A list of meeting attendees is provided at the end of this attachment.

Q1. Is the project funded from design through construction?

A: The City Council has approved \$600,000 for design, preliminary engineering, and right-of-way work and an additional \$2.5 million has been planned for this project as part of the City's Capital Improvement Plan process. A private developer has also contributed \$100,000 for the construction of the community park off of Vaughan St behind the future AC Hotel and 3S Artspace.

Q2. Will the consultant need to work with the property owners to secure easements.

A: The consultant will be involved in the process providing information needed in identifying what easements are required but the City's legal department will ultimately handle the negotiations and secure the necessary easements.

Q3. Is the location of the trail set or is there some possibility that the locations will change?

A: The locations provided in the RFP are conceptual only and there is a high likelihood that the final trail will follow a different alignment. In particular, the Bartlett Street end could be adjusted to be over water on a boardwalk or could be adjusted more to the south on the other side entering behind the first building to the south along Bartlett. In addition, the trail could enter Maplewood along the existing alignment or closer to the railroad tracks. Also, the location of the trail could be along the tracks in front of Granit State Minerals or at the rear of the site along the pond. These locations will be adjusted based on ability to gain access/easements and/or to satisfy design and permitting considerations.

Q4. What is the relationship to the landowner and the project?

A: The majority landowner along the North Mill Pond is currently Pan Am Railroad who has signed a purchase and sale agreement with a developer, Clipper Traders to sell an area fronting on the North Mill Pond. The additional landowner between Maplewood and Bartlett is Granite State Minerals. In the area north of Maplewood Avenue there are two parcels in common ownership by a private owner and a parcel in City ownership. There will need to be coordination

between all these property owners as the project moves forward. All property owners should be aware of City's plans at this stage and it is not anticipated that there will be a great deal of resistance, particularly as the zoning in this area provides for the creation of a linear greenway along the pond.

Q5. Is the 299 Vaughn Landscape Plan available for review?

A: Yes that can be found on the City of Portsmouth Webpage where this request for proposal is located: <http://www.cityofportsmouth.com/finance/purchasing-bids-and-proposals>.

Q6. What is the City's expectation on the cost proposal given there are three project phases?

A: The cost proposal should only include Phase 1 (Conceptual Design) and Phase 2 (Preliminary Engineering). The proposed cost for the Phase 2 will be subject to review and renegotiation at the end of the Phase 1 and Phase 3 will be submitted and negotiated at the close of Phase 2.

Q7. What is the anticipated schedule for project construction?

A: Given that some of this work is contingent on project development of other property owners there is not exact certainty for when the project will be constructed. However, it is anticipated that the Vaughan Street portion will be constructed within the next two years and the City hopes to see the entire project designed and under construction within 5 to 6 years. It is anticipated that permitting and right-of-way negotiations will take some time once design and engineering is complete.

Q8. The RFP states "the construction of the greenway and park is anticipated to be done as a public/private partnership. What does this mean?"

A: As stated above there are multiple property owners that will need to be coordinated with to develop this project. The construction of the project will also need to be coordinated with these owners. The construction of this community space will likely be a stipulation of any private development site plan approval and the construction will most likely be done in partnership with the City.

North Mill Pond Trail RFP 61-18 Pre-Bid Meeting Sign-In 4/26/18

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