

CITY OF LAKEPORT

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CITY OF LAKEPORT ADDENDUM NO. 2 LAKEFRONT PARK DESIGN PROJECT

Issued Date: May 22, 2020

The following clarifications are hereby made to the above referenced project:

1. Attachment A: Questions and answers.
2. An electronic version of the RFP needs to be emailed to me by 3 pm on May 27th, then one hardcopy delivered to the City by Friday May 29th, by 5 pm.

All questions regarding this project shall be transmitted in writing as indicated in the bid documents.

Please indicate receipt of this addendum on the proposal at the location indicated. Failure to do so may cause rejection of your bid.

Approved:

A handwritten signature in cursive script that reads 'Paul R. Curren'.

Paul Curren
City Engineer

Addendum No. 2 Lakefront Park Design Project Questions and Answers

The following are questions with answers which have been received. They are in no order. Some of the questions are redundant.

1. Phase I - Hazardous Material Assessment – Can the City confirm that this has been completed and no sampling & testing are required? **Phase 1 Assessment completed. No sampling or testing is anticipated.**
2. Cultural Resource Assessment - Can the City confirm that the assessment has been completed and aside from standard language pertaining to discovery of human or cultural artifacts during construction, that no additional studies are necessary and no culturally sensitive sites are present on the property? **Assessment has been complete. Tribal monitor will be required during grading and underground work.**
3. Biological - Can the City confirm that a mitigated negative declaration under CEQA will not require any biological assessments for rare or endangered plants or animals, raptor habitat, etc.? **As proposed, no additional biological assessments are anticipated.**
4. Is the "only" date that is hard & fast the completion date, or are other task dates flexible, if there is solid rationale for requesting changes due to project already behind one month. **The hard deadline is the completion date, March 31, 2022.**
5. Plan Check - City Review - If this is contract based, can we include costs for expedited plan check, to shorten 35-days for City submittal reviews. **All review is by City staff. Staff will attempt to perform reviews expeditiously, but depending on time, the allotted review times may be necessary.**
6. Will Bioremediation be required for onsite & offsite run-off? **Any runoff will need to be filtered/mediated prior to entering the lake. It is anticipated that bioswales will be an important element on this project, but other methods will be considered. The City does not want drop inlet filters due their high maintenance costs.**
7. Does City of Lakeport, or any other governing authority have a "no-net-fill" policy that affects the park site? **A no net fill requirement exists below the 100 year flood level, which is elevation 1331.0 (12.75 Rumsey).**
8. Is this proposed for public vehicle access between Lake Front Park - Parking Area & 5th Street parking lot, or is this for City maintenance vehicles only? **The connection is for City park maintenance vehicles only.**
9. Can the City confirm that any construction administration or consulting services during construction period will be a under separate contract. **The consultant is to**

provide proposed fees for construction support services including during bidding to answer bid questions and during construction for RFI's and submittal reviews.

10. Is the roadway thru the park for the public, or maintenance vehicles only? **The park roadways are intended for City vehicles or other authorized vehicles. Access controls shall be included where necessary to prevent public travel on park roadways.**
11. Can reclaimed water from Splash Pad be used to flush toilets? **City interested in concept, but must have overflow into sanitary sewer. Need details during design to fully evaluate.**
12. Does the City have a size requirement for the Concession Building? What type of food will be served (cooking, or warming only)? **Public requested during comment period. Needs development of concept and alternatives. No specifics discussed.**
13. Is gas a requirement for the concession stand? **No.**
14. Does the City require internet access for security cameras? **Yes. Wifi hotspot minimum. Need alternatives.**
15. vending machines? **No**
16. Does the City require a PA System, electrical outlets, wiring & conduits, speakers (horns)? **Wiring and outlets only, No PA system or speakers.**
17. What type of events does the City anticipate? Concerts (Amplified Music), Plays, Movies, Public Meetings? **All potential, need to discuss alternatives.**
18. Is security fencing required? **No**
19. Is a full court required? Painted or resilient surface? **Full court required, resilient surfacing**
20. Is a volleyball a desired option? **No**
21. Is fencing required? **Likely, depending on location.**
22. The equipment shown is for older children & teens. Does the City want a tot lot, as well? **No**
23. Similar to Library Park? Concrete or Metal? Does City have an approved specification for park furnishings? Concrete. City has specs on furnishings.
24. Did the Public Outreach Survey identify what types of permanent games were of highest interest (chess, checkers, backgammon, ping pong, corn hole, etc)? **No**
25. Group Picnic - BBQ Pit? **No**
26. Single Tables - Individual BBQ at each table? **No**

27. Similar light standards to Library Park - acorn fixture on fluted post. Is there a City standard that is preferred? **Yes**
28. Is desired lighting similar to Library Park? **Yes**
29. Hard Surface or retain gravel launch? **To be discussed.**
30. Is lighting required? **No**
31. Sea Plane Use: does the City plan to continue use of steel plates to accommodate sea plane use of the launch, or will the boat ramp renovations include an all-weather, durable surface to accommodate the weight of a sea plane? **Yes**
32. Horizontal clearance: wheel base - 16' min. , wingspan - 40' or greater (depending on make/model of sea plane) **16 foot minimum ramp, wingspan per existing opening.**
33. Is Pathway lighting required i.e., bollards, pole mounted (down lights)? **No**
34. Does the City want limited access to the lakeshore i.e., boat ramp, and select locations to control lake front erosion and protect vegetation? **Pedestrian access only**
35. The Conceptual Site Plan only shows one location. Does the City want more to have shade at all picnic areas? **Open to recommendations**
36. What type of activities will be allowed or promoted on the lawn area i.e., active use (soccer, softball, ultimate frisbee), or more passive (picnicking, frisbee, corn hole)?
Passive use.
37. Does the City have an Aquatic Resource Delineation? **No**
38. Have any other biological studies or reports been completed? **No**
39. What date is project required to be open to the public? **June 2022**
40. When do you want to go out to bid? **As soon as possible. October in schedule.**
41. Are there main street as-builts showing utilities? The City has records of their facilities and will mark them as necessary. **Electrical, telephone and cable will have to be contacted by the designer.**
42. Do we need to get vehicles to the boat ramp? **Maintenance vehicles only**
43. Is there any direction or desire from the City or the public whether the skatepark should be pre-fabricated or cast-in-place? **Prefer cast-in- place.**
44. Regarding the drainage crossing, does the City have a preference for how that is handled (bridge or culvert)? **Culvert**

45. Is pot holing expected? If so, would the City like the consultant to include a cost for it? **The City will provide potholing of any on site facilities.**
46. Is the consultant expected to provide translation services for signage or public communication if necessary? **Only on permanent signage, otherwise No.**
47. Is the Additional Information, that was included on the State Park Grant Application via Flash Drive available to us? Does this information include the Phase I and Cultural Resource Assessment? The application was submitted on a flash drive. **There is no additional information.**
48. Can you confirm what studies have been completed for the CEQA document and which ones we will need an environmental consultant to address? **Cultural report and Phase 1 ESA.**
49. Do you see needing permits from regulatory agencies for the two creek crossing being proposed? **City will handle any required permits.**
50. Can you confirm that no work below the 7.79 level including the boat ramp is not part of this project? **Only design consideration for the boat ramp.**
51. Can we assume that there will be pre-fabricated structures for the foot bridge and the vehicle maintenance bridge? **Will be culverts.**
52. What level of concessions do you envision? Do you see having the health department involved if grease separators and proper venting are required? **Minimal, but include grease separator for future.**
53. Depending on the level of concession, can we assume that the concession/restroom facility will be one structure and can be pre-fabricated? **Two buildings, restrooms prefabricated. Concession stand could be prefab. Need alternatives.**
54. For the survey, can we assume we provide the top information as described in the RFP or do we have to include boundary survey information which could be costly? **No boundary survey required.**
55. For infrastructure planning, can we assume any future expansions to the park or development do not have to be considered as it relates to infrastructure? **Yes**
56. Aside from the lot lot, do you anticipate any other type of fencing/ security needed for the park? **No tot lot in project. See above for facility fencing.**
57. Given the flat site and no improvements below the Rumsy elevation, does the City intend for the site to sheet flow to the lake or provide an onsite storm drain network? **Up to designer.** If we are to provide a storm drain network, has the existing storm drain system been evaluated to handle the increased flow? **No existing storm**

drain system on site. Additionally, where would the new storm drain network tie into the existing network? **To be determined by consultant/**

58. If flood protection for the new buildings is desired, are we required to provide calculations demonstrating the project does not increase the floodplain elevation? **See net zero fill requirement above.**

59. Please confirm that we put our scope of services in the actual contract provided in the RFP along with our suggested changes to the language? **Scope of services will be part of PSA. See Addendum 1 for PSA questions.**

60. Is the schedule shown in the RFP flexible, and can it be modified as long as the construction completion date is achieved? The Start of construction in January is typically not a good idea. C3 Requirements will be stringent and possibly very costly. Can more time be dedicated to upfront design and engineering? **The hard deadline is the completion date, March 31, 2022.**

61. Is pedestrian and wheelchair access to the lake surface required from the promenade? **No**

62. As a part of this project will a pedestrian walkway be required to the 5th street Boat Launch? **Concept to include extension to 5th street boat ramp, but design only to limits on this site.**

63. For the electronic submission of the proposal, is there a limit to the size of emails that the City staff can receive? Will sending a link to download from an ftp site be acceptable? **The limit is 20 MB. A link will be acceptable.**

64. Regarding the Phase I - Hazardous Material Assessment – please confirm that this has been completed and no sampling & testing are required? **Previously answered**

65. City Plan Check - if this is contract based, can we include costs for expedited plan check, to shorten 35-days the City has to review various submittals? **Previously answered**

66. Does the City have any requirements regarding grading “no-net fill” on the project site? **Previously answered**

67. Does the City have any requirements to maintain stormwater on-site?

68. What type of concessions are anticipated to be served from the Concession Building? Will cooking or warming stations be required? **Previously answered**

69. Does the City have standards for equipment, lighting, materials and site furnishings? **Yes**

70. Promenade Tie-in - is the connection between the new Park site and walkway at the 5th Street boat ramp included in this scope of work? If not, has that portion of the Promenade been designed and has the point of connection at the SE corner of the Park site been determined?
71. What is the capacity goal for the large event space? Does the City have an expectation for the maximum occupancy of the park? **Capacity will be based on final design size given all other park features.**
72. The RFP Cost Proposal section on Page 6 states that the cost proposal shall include a work estimate by phase with estimated hours and other details. On page 7 paragraph 3, it states that the selected firm will be asked to submit a detailed cost proposal within one week of notification. Would you clarify the expectations for the cost proposal to be included at this time? **The cost proposal should be submitted with the proposal, but in a separate document if mailed. If emailed, please send cost proposal to Olivia in separate email with COST PROPOSAL in title. Olivia will keep it separate from the qualifications based assessment.**
73. In Addendum note #11, the Utilities indicate the flow line of the existing sewer later to the restroom building is 13329.43'. At the pre-proposal conference, we heard that the sewer line was 16' below Main Street. Which is correct? **The existing flow line of the sewer at the restroom is 1329.43. It is a gravity line running to Main Street. The sewer main is approximately 16' deep in Main Street.**
74. Is there a page limit for the proposal? **No, but brevity will be looked upon favorably.**
75. Number (3) and (4) of the RFP states "the scope of services/project schedule should be attached to the Agreement for Professional Services (attachment F), should we attach the agreement or disregard this instruction. **The agreement is for review only at this point. There is no need to execute the Agreement for Professional Services.**
76. Please clarify if a design team sub consultant be excluded from bidding on construction as a subcontractor. **Not time to obtain answer prior to proposals. Will have answer during negotiations.**
77. Per the Competitive Grants Program Administration Guide, Eligible Pre-construction Costs include:
"Public meetings, focus groups, design workshops, Plans, specifications, construction documents, and cost estimates , Permits, Financing, CEQA, Bid preparation and packages, INHOUSE EMPLOYEE SERVICES prior to groundbreaking and GRANT/PROJECT administration and accounting prior to groundbreaking."

Will the City provide a breakdown of the Pre-construction Cost of \$1,032,041 provided in Attachment B especially for CEQA, inhouse employee services, Grant/Project administration and accounting? We assume public meetings, focus groups and design workshops have already occurred with the Community. Please confirm. **See pre-proposal meeting notes on most of these items. The City does not have a bread down of City cost to date nor anticipated costs. Will be included as part of fee negotiation to make sure we stay within overall budget.**

78. Should we plan to prepare an Arborist Report for existing trees? No

79. Is it preferred that the project signage follows City standards or be unique for this park (page 32)? **Meet City Standards & grant standards**

80. Does the City plan to follow the Three-bid process (described on page 37)? **Yes**

81. Per Section "Match and Eligible Costs" on page 40, how does the city intend to spend the 20% Grant match \$\$\$? Will that be added to the Project Construction Budget? **No. There is no match requirement on this project.**

82. Does the City need assistance to obtain the Pre-construction Advance or has that process been completed (page 46)? Or will the cost incurred be submitted as a reimbursement (page 47)? **No assistance required other than normal backup provided by consultant.**

83. Since this project requires acquisition and per the Grant acquisition rules, the following are considered eligible acquisition costs (page 24):

- In-House Employee Services
- GRANT/PROJECT administration and accounting
- Public meeting/focus groups/design workshop
- Appraisals, escrow fees, title insurance, surveying, and other costs associated with acquisition
- Cost of land

Can the city clarify if and how much are these items a part of the preconstruction cost? **Information not available at this time. See previous answer.**

84. Per Addendum #1 - Cover Sheet *"Please indicate receipt of this addendum on the proposal at the location indicated"* Please clarify where this is to be located. **All addenda's are to acknowledged in the proposal cover letter.**

85. Per Addendum #1: Q6 - *"Does the 'Revised' Grant Scope / Cost Estimate form showing approx. \$4.92 million in construction costs reflect the City's desired construction budget* **The City desires to utilize the grant in its fullest without exceeding the allowable cost.** A6 - *That is the budget. The City does not have any excess funds*

for the project to apply to the project beyond the required matching funds" **No excess City funds are available for this project.** Will the 20% matching funds be added to the construction cost of the project? **No, see previous answer**

86. Regarding the splash pad, can you provide the assumptions that were used to develop the cost estimate in the grant application? **Estimate performed by outside consultant. No information available.**

87. Regarding the splash pad, what are the desired surface area and features to be included? **To be recommended by Consultant as part of all amenities.**

88. Regarding the boat launch ramp, can you provide the assumptions that were used to develop the cost estimate in the grant application? ? **Estimate performed by outside consultant. No information available.**

89. Regarding the boat launch ramp, what improvements are desired and what are the issues with the current boat launch. **The boat ramp will be used for sea plane fly-ins. Current surface must be reinforced with steel plates for each event. Surface to be recommend by consultant. Construction not a part of this project.**

90. Will the City of Lakeport be the Authority having jurisdiction / Approval Agency for the project? **Yes**

91. Will the project require review by the California Department of Fish and Wildlife or other state agencies especially for the Boat Ramp? **Not anticipated at this time.**

92. Regarding meeting minutes comment #32. What type of audiovisual equipment system and what is the budget? Will this be included with the grand construction budget? **See answer to previous question above.**