



Response to Questions

TO THE PROSPECTIVE PROPOSERS UNDER RFP NO. 9014

Landscape Architectural Services for Nicolaus Dairy Repurposing Project

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

Regional San received following questions via emails and during site visit. Responses to those questions are also included:

- 1. Question:** Are the restrooms to be included in the design? Are they to be plumbed or vault? Is the site plumbed and does it have a sewer line already?

Answer: No, the restrooms need not be designed, but to be included in the site layout. They can be moved around but should remain in the general area shown in the conceptual site plan (Attachment C).

- 2. Question:** Is parking part of the design?

Answer: No. Parking lot will be designed by Regional San.

- 3. Question:** Does Regional San envision outdoor or parking lighting?

Answer: Yes. Some lighting is needed for security reasons. However, the site is surrounded by wildlife which should be considered while designing.

- 4. Question:** Is there a construction budget?

Answer: Yes, for landscaping construction Regional San estimated about \$70,000.

- 5. Question:** How do you envision the nature of student interaction with the site?

Answer: For primary grades, we envision a museum type interaction. For high schoolers, we envision a more hands-on interaction.

- 6. Question:** What is the intended function of the bark/wood mulch?

Answer: Regional San does need a congregation area where students can gather around and sit.

- 7. Question:** What is the intended function of the turf?

Answer: Regional San does need a congregation area where students can gather around and sit.

8. **Question:** The Project Rating Criteria Table lists item #3, "Project Approach and Responsiveness to the Proposal" as one of three major criteria however Section #9, Organization and Content of Proposal, does not outline a section in which to include this information. May we include an additional "Project Approach" tab?

Answer: Yes. See RFP Addendum No. 1.

9. **Question:** How many design submittals and plan check reviews are expected?

Answer: We expect about 3 design submittals and plan check reviews- 50%, 90% and final. See RFP Addendum No. 1.

10. **Question:** Will there be 50% detailed design plan to gain buy in before proceeding with detailed construction documents (plans, specifications and estimates [PS&E])?

Answer: yes.

11. **Question:** How many iterations of PS&E (e.g 65%, 90%, 100%) will be required for review and approval?

Answer: See the answer to question 9 above.

12. **Question:** What level of specifications are expected? Are these to be prepared in book form, or can the specifications be presented as notes and special provisions on the drawing sheets?

Answer: We expect detailed specifications. The specifications can be presented as notes and special provisions on the drawing sheets.

13. **Question:** Will specifications need to include contract language and general conditions, or will the District address those "up front" sections? Will the consultant be required to prepare the technical sections only?

Answer: Regional San will address the contract language and general conditions up-front so the specifications does not need to include those. Yes, the consultant is only required to prepare technical sections at this point.

14. **Question:** Is bid assistance part of the scope of work?

Answer: No.

15. **Question:** Is construction oversight assistance a part of the scope of work?

Answer: No. Regional San is requesting construction consultation services in the scope of work, but the inspections and oversight will be provided by Regional San.

16. Question: Are site preparation specifications a part of the scope of work (e.g weed control, soil preparation), or will site preparation be completed before the landscape installation?

Answer: Site preparation is part of the scope of work.

17. Question: Will landscape contractor be responsible for and is there budget for site preparation, before planting?

Answer: Yes, the landscape contractor will be responsible for site preparation before planting. Yes. There is budget for that.

18. Question: Are there any specific concerns to be addressed on the drainage plan? Is there a need for culverts, drain lets or catch basins, sumps or connections to existing drainage infrastructure or facilities?

Answer: There are concerns with drainage adjacent to the structures. We do not anticipate any need for culverts, drain lets or catch basins and sumps.

19. Question: Will the District provide a list of and sources for the heirloom orchard species?

Answer: No.

20. Question: Is the recycled water point of connection for the irrigation location on site? If not, where is it expected?

Answer: The recycled water point of connection for irrigation will be located on site.

21. Question: Please confirm that DIR compliance is not applicable to the scope outlined in the RFP.

Answer: Based on the current proposed scope of services, DIR registration is not likely required, however, if based on the actual proposed work DIR compliance is required, the consultant will be allowed to complete DIR registration after the award.

22. Question: What documentation regarding solicitation of sub-consultants is required?

Answer: Please briefly describe your outreach efforts, if your firm is planning to utilize sub-consultants specific to the project. See RFP Addendum No. 1.

23. Question: May the cost estimate and level of effort be combined into a single table/document or would you like the level of effort without cost to be in the main body of the proposal?

Answer: As requested in section 9d and 9e of the proposal, the cost estimate needs to be in a separate sealed envelope and the level of effort needs to be in the main body of the proposal.

24. Question: In the field it was mentioned that there is a combined construction budget of \$1.1 M for both Sims Ranch and Nicolaus Dairy and that \$80k was earmarked for the Nicolaus Dairy landscape construction. Can you confirm whether \$80k was for design fees or the construction budget?

Answer: Regional San has \$1.1 M construction budget for both Sims Ranch and Nicolaus Dairy. Staff prepared construction cost estimates for landscaping at Nicolaus Dairy which ranged from \$70k-\$80k. The design fees were not included.

25. Question: Please confirm that DIR compliance is not applicable to the scope outlined in the RFP.

Answer: See the answer to question 21.

26. Question: What is the desired schedule for construction- this fall?

Answer: Yes.

27. Question: There is no mention of permits. Will Regional San be coordinating any and all permits?

Answer: Consultant must identify all permits needed for the proposed work, if any. Regional San will coordinate all permits.

28. Question: What is the status of CEQA for the project? Is Regional San pursuing a negative declaration, mitigated negative declaration or an EIR?

Answer: The CEQA process is almost completed for this project. Regional San is pursuing a negative declaration.

29. Question: Besides nesting habitat, are there other identified areas of sensitivity for sensitive species within the landscape project area that we should be aware of?

Answer: No.

30. Question: There was mention that parking lot is not part of the landscape project, though ADA connection to the parking lot and locating the restroom are and that the parking lot would be designed by in-house engineers. Does Regional San also have in-house electrical engineers that could be similarly involved?

Answer: The proposed design should identify the restrooms, parking lot and the ADA pathways to the house, milkbarn, and other features. Regional San does not have in-house electrical engineers that can be involved with this project.

31. Question: Regional San indicated that they are funding a curriculum development position with Elk Grove Unified School District. How far along is the curriculum development? Is Regional San's desire that the curriculum drive landscape, the landscape shape the curriculum or the curriculum and landscape be developed in tandem?

Answer: Regional San has contracted with Elk Grove Unified School District and a staff person will be hired this summer to develop the curriculum. There may be opportunities to meet with the staff person during the design but because of the time constraint curriculum and landscaping will not be developed in tandem.

32. Question: The BKF survey ends at the eucalyptus tree separating the landscape project from the parking lot. Is additional survey information available to ensure ADA accessibility is provided to the parking lot and restroom?

Answer: There is no additional survey information available at this time. However, if it is needed Sacramento County does have surveyors that can provide surveying services.

33. Question: Is there a plan for parking lot?

Answer: The parking lot will be used by school buses. Approximately 1-2 buses at a time.

34. Question: Should the interpretive design/signage be included in the proposal?

Answer: Yes.

35. Question: Are City of Elk Grove's water efficiency guidelines applicable?

Answer: No. The project site is in unincorporated Sacramento County area so the City of Elk Grove's water efficiency guidelines are not applicable.

36. Question: Is it possible to request any revision to indemnity clause?

Answer: Consultant may specify the exceptions to the terms as requested in the RFP section 9k.

Thank you,



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