

CITY OF RACINE PURCHASING
 Addendum #1
 Official Notice #18-2016
 RFP for North Beach Master Plan

To:	Notice to all Vendors
From:	Kathryn Kasper, Purchasing Agent
Solicitation:	Official Notice #18-2016 RFP North Beach Master Plan
Addendum Issued:	November 16, 2016
RFP Response Due Date:	November 30, 2016 (Response due by 10:00 a.m.)

The purpose of this Addendum is to clarify questions received from Proposers. All requirements of the proposal documents remain unchanged except as cited herein.

Information contained in this Addendum will be included in any subsequent contractual agreement between the City and the successful bidder (s).

QUESTION 1:

Development of year-round programming isn't listed as part of the scope of work. In our experience it seems like it should be. Would the City of Racine want a year-round programming plan as part of the scope of work?

Answer:

No, a year round programming plan will be developed by City of Racine staff.

QUESTION 2:

Does the City of Racine have a ball park range of cost for project completion or for phases of completion? Are some funds already available or does fundraising need to occur?

Answer:

No, the consultant is to provide conservative cost estimates regarding each phase or recommendation of the plan. Funding will be determined following the completion of the master plan.

QUESTION 3:

Does a fundraising package need to be developed as part of the scope of work?

Answer:

No, fundraising needs will be determined by City of Racine staff.

QUESTION 4:

Will the City provide existing park site plans and maps?

Answer:

Yes

QUESTION 5:

Is the consultant expected to assess existing park conditions for ADA compliance?

Answer:

Yes

QUESTION 6:

Is the consultant expected to present the final plan for approval at public meetings? Parks

Board? Common Council? Plan Commission?

Answer:

It's expected that the consultant will present the final plan to the City of Racine project team and at a public meeting. City of Racine staff will present the final plan to applicable boards, commissions, and City Council.

QUESTION 7:

Does the city have a fee estimate budgeted for this effort?

Answer:

The City has \$50,000 budgeted for the plan portion of this project.

QUESTION 8:

Can you share with us the name of the firms who received the RFP?

Answer:

The RFP is available to all on our website, it was sent to a handful of firms that handle this type of service, but it is unknown who will respond.

QUESTION 9:

Who from the City will review the proposals?

Answer:

Representatives from various city departments will review and evaluate the proposals.

QUESTION 10:

Refer to Scope of Services, number 3. How many public workshops are desired? Are these included in the 8 meetings described in Public Input?

Answer:

It's expected that at least 1 public workshop will take place to allow citizens to provide feedback on the proposed plan and its elements. Yes, the workshops should be considered part of the 8 meetings.

QUESTION 11:

Refer to Scope of Services, number 8. How is "sustainable solutions" defined? Is the building and site to be planned in accordance with any "green" rating system?

Answer:

North Beach is a Blue Wave certified beach and requires that certain conditions be met to retain that certification (see attached certification criteria). While no other "green" rating system is required, it is expected that the consultant will utilize sustainable solutions/concepts to minimizing impacts from proposed building and site improvements on the surrounding community and environment.

QUESTION 12:

Refer to Scope of Services, numbers 10 and 11. Is a distinct wayfinding system plan required as part of the scope of this master planning process? What is meant by "address" wayfinding? Does this go beyond the boundaries of the park itself? Is the existing "Lake Michigan Pathway" signage and graphics the standard?

Answer:

It's expected that the consultant will review the City's Wayfinding Plan (to be provided) and incorporate wayfinding elements within the scope of the Park's master plan. Wayfinding within the scope of this plan is primarily targeted towards directing visitors to locations within the park and nearby areas of interest (e.g. Downtown or Zoo). North Beach Park is a focal point within the community and its beach has had considerable recognition both nationally and internationally. Visitors often find themselves looking for other activities following a visit to the beach.

QUESTION 13:

Refer to Scope of Services, number 10. What specific signage is to be addressed?

Wayfinding and directional only or other interpretive signage describing ecology of site, coastal Lake Michigan plant communities, history of the park and surrounding neighborhood, etc.?

Answer:

All those listed would be helpful, but interpretive signage such as ecology and public health (e.g. swim advisories or rip-currents) are most desirable.

QUESTION 14:

Refer to Scope of Services, number 12. What specific educational and outreach opportunities are desired beyond the Public meetings? Is there a desire to use social media and online surveys? If so, does the City have a platform to solicit input or is the consultant expected to propose?

Answer:

We anticipate that there are more effective ways that the City could reach its visitors to educate them on changing water quality, park rules, events, etc. We are requesting the consultant to recommend ways to improve that communication using outreach and educational opportunities. City departments typically utilize Facebook as a social media platform.

QUESTION 15:

Refer to Scope of Services, number 13. What is meant by “detailed” cost estimates? The nature of a Master Plan allows for general (broad budget) cost estimating, not detailed.

Answer:

“Detailed” as described in the Scope of Services is intended to require that conservative costs be provided for implementing individual components within the plan, not a generalized cost of implementation of the plan in its entirety.

QUESTION 16:

Refer to Scope of Services, number 14. Is the implementation schedule to be phased and adopted as outlined in the Visioning document?

Answer:

No, not necessarily. The phasing recommended in the visioning document does not consider permits, public notice requirements, budget cycles, construction restrictions, etc.

QUESTION 17:

What are the issues and to what level of design is anticipated for the Bathhouse?

Answer:

The current bathhouse is outdated and offers limited use beyond, as well as during, the bathing season. It’s anticipated that the consultant will provide LOD 300.

QUESTION 18:

Does the study area include the Zoo or Rooney Rec Area?

Answer:

The Zoo and Rooney Rec area are not within the study area.

QUESTION 19:

Are there any traffic studies for the surrounding roadways?

Answer:

Not that we are aware of.

QUESTION 20:

What level of ecological landscape/dune restoration has already taken place on site and what agencies has the City been working with?

Answer:

Dune enhancements have taken place to the north and east of the existing stormwater infrastructure, between the existing bathhouse and Kid’s Cove playground and to the east

of the playground. Those restoration activities were coordinated and implemented by City staff.

QUESTION 21:

What interest level is expected for the scope of work to include cutting edge sustainability levels for park improvements and structures? Has there been consideration of achieving high-performance building and site metrics/certifications such as SITES, LEED, Living Building Challenge, etc? Are there specific goals for the Bathhouse project- relative to being a certified high performance building?

Answer:

The City has not set specific metrics for park improvements, but strives to implement sustainable practices where possible. The consultant should balance sustainable solutions with cost of implementation.

QUESTION 22:

Is this project meant to replace with new construction the current Beachside Oasis structure? Or are you looking to renovate or save any parts of the current building?

Answer:

It is preferred that new construction will replace the current Beachside Oasis structure, but where it's deemed applicable portions of the existing building can be used.

QUESTION 23:

Are you expecting the new Bathhouse to be located in the same location as the existing Beachside Oasis, or is there flexibility to locate in a different location within the park?

Answer:

There is no requirement that a new bath house be erected in the same location. A new building may be proposed elsewhere in the park. Alternatively, multiple buildings may be proposed to segregate uses. However, location and type of structure must be designed so as to not impact the ability of existing green infrastructure to capture and infiltrate stormwater runoff or result in environmental degradation.

QUESTION 24:

Is there an eventual target construction budget for the new Bathhouse?

Answer:

No target construction budget has been established.

QUESTION 25:

What is the expected fee range for Consultant services? Has there been a budget established for the master plan and/or an initial phase of implementation?

Answer:

The City has \$50,000 budgeted for the plan portion of this project.

QUESTION 26:

What are the most critical components to be realized immediately by the community? What is the driving force behind initiating the Master Plan process at this time?

Answer:

A redesign of the bath house, the boardwalk system, fitness park/zone, and picnic amenities are the most critical components. These are likely to be the most beneficial to the public and/or visitors.

QUESTION 27:

Are there additional recreational or cultural programs that would be considered in addition to existing uses and those articulated in the vision plan?

Answer:

Not at this time, but they may become more apparent during the public workshop(s).

QUESTION 28:

What level of recent survey or baseline data exists and can this be made available electronically?

Answer:

The City has provided all data that it has for this project.

QUESTION 29:

How are you responding to questions and will all questions being asked be made available for all participants?

Answer:

An addendum will be attached to the RFP and all questions and answers will be forwarded to inquiring parties.

QUESTION 30:

Are there any minority or women owned, MBE/ WBE, etc. business requirements for the consultant teams or any requirement/ preference to including local, Wisconsin based consultants?

Answer:

There is no DBE requirement attached to this RFP. The City of Racine will select the firm whose bid package most closely meets our needs at the most conservative cost.