



**ADDENDUM TO RFP DOCUMENTS**  
**May 3, 2013**

**RFP No. 18-12-13 Design Build for a Community Park (aka Rucks Park; former Rucks Wastewater Treatment Plant Site with a Nursery Area)**

**OPENING DATE: May 14, 2013 @ 3:00 PM**

**ADDENDUM No. 6**

To All Proposers:

It is the Proposer's responsibility to assure receipt of all addenda. The Proposer should verify with the designated Purchasing Agent prior to submitting a bid that all addenda have been received. Proposers are required to acknowledge the number of addenda received as part of their bid by checking the box indicated on the bid form.

This addendum is issued to modify the previously issued RFP documents and/or given for informational purposes, and is hereby made a part of the bid documents.

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The following questions were submitted and become part of this RFP:

\*Please note RFP changes throughout the Addendum:

- 1. How do we approach the city as it pertains to sports lighting equals? Under the terms of the specs...equivalent subject to the approval of the city? Is there a process to be pre approved?**
  - A. The RFP request Musco Lighting or equal. Whatever is submitted in the proposal must be comparable to this and specs must be included.
- 2. Can we provide comments/changes to the draft Design Build Agreement? Section 3.8 of the RFP states that there will be no contract negotiations. In addition, Section 3.9 of the RFP states that once the contract is awarded, the price quoted by the Design-Builder remains fixed. If the Project is delayed due to events/conditions that are not in the control of the Design-Builder, will the Design-Builder be able to equitably adjust the contract price to reflect such events/conditions? The contract should state that the price and time frame established for the Project are based on certain assumptions, one of which is the anticipated time frame for permitting. If the permitting process is delayed, the Design-Builder should be able to receive an equitable adjustment in the contract price and contract time. Currently, it is not clear if it is possible for the Design-Builder to receive additional contract price for such a delay event.**
  - A. You may submit any comments or recommendations to the contract.
- 3. Another example of a proposed change would be to release retainage at final payment and not have the City hold it until the end of the warranty period, which is 2 years. (Section 5.5.2 of the proposed agreement). Can this be amended in the contract?**

- A. The City will consider this clause to reduce the period of time to hold the retainage.
4. **On page 5, section 1.2 paragraph 2, it states that the Design Builder is responsible for coordinating with all agencies related to evaluation and re-evaluations and will not be compensated for additional costs nor time associated with these evaluations resulting from the proposed design and construction. Are we to understand that if DERM or other authorities do not accept our Remediation Plan or design then we cannot be compensated in time nor cost to adjust it to what is acceptable?**
- A. It is the intent of the City to get the remediation directions prior to the Design-Builder being selected.
5. **Section 2.8, item 4 of the RFP states that any information provided by the City is merely to assist the Design-Builder and no additional compensation will be paid if the information provided is inaccurate. Can the Design-Builder rely on previously acquired surveys, investigations and reports that the City has received as a basis for our schedule and cost with the City agreeing to work with the winning D/B to accept adjusted costs and schedules if we find (and the governing authorities agree) that's it's incorrect?**
- A. All the underground utility information is the best available information that the City has at present. Any unforeseen conditions with the underground will be assessed and evaluated at that time.
6. **It appears a Bid Bond is required to be submitted with our Price Proposal (page 4). However, the proposal is a conceptual Price Proposal. In our experience, a Bid Bond is submitted with a final bid with completed plans, which don't apply to a design build. Can we eliminate this form from the submittal? (especially since we have to provide a Performance and Payment Bond shortly after the contract is signed.)**

A. Yes

\* Note the following **CORRECTION** to the RFP:

The Bid Bond is not required when the proposal is submitted. The City will request the Bid Bond from the awarded Design-Builder.

7. **Paragraph 3.6 Page 18: Is it the city's intent to require project specific professional liability insurance with the limits and deductible noted? Claims made policy's carried by design professionals do not have extended reporting periods since the insurance is purchased yearly.**
- A. Project specific professional liability (renewed annually) with the coverage /deductible requested is adequate.

\*Note the following **ADDITION** to the Insurance Requirement:

Professional liability shall be maintained for a minimum of two years following completion of the project with the original retroactive date.

**8. Also will the city consider a higher deductible since most policies with these limits carry a \$50,000 deductible? Is this policy required to cover the contamination remediation?**

A. Yes

**9. Is this policy required to cover the contamination remediation?**

A. Yes

**10. Item 2.14 Remedial Action Plan (RAP) of the RFP says that the Design-Builder must include a proposed RAP as part of the proposed package. Can this be a conceptual RAP?**

A. Because the site design is conceptual in nature there is no way to prepare a final RAP. The City is working with RER on a remediation action plan. This information would be passed along to the shortlisted vendors once it becomes available.

**11. Will parking spaces we create on the street count toward the parking requirement?**

A. All design parking must be onsite.

**12. Is the 10% contingency in the \$4.5 million or in addition to the \$4.5 million?**

A. Contingency is in addition to the \$4.5 million.

**13. In light of environmental concerns can we use French drain?**

A. This would require approval by RER.

**14. Are we to assume that the additional fill we bring in to raise the site to the required height will be the only remediation required?**

A. Potential bidders will need to make an educated assumption based on the information currently available.

**15. Does the City have a need for equipment storage or truck access through the park?**

A. Truck access through the site will be required. You should anticipate creating a storage area large enough to house a small utility vehicle and maintenance equipment (approximately 120-150 square feet).

**16. Have there been any resident surveys or other workshops that identify certain improvements (softball, soccer, etc.) as desirable, or not?**

A. No

**17. Is the City considering a public pool at this or another nearby public park? What is the closest public pool to this site?**

A. A pool is not being considered for this site. The City's only municipal pool is located at 12501 NW 11 Avenue.

**18. A few parcels adjacent to the Park are owned by the City; is it possible these parcels could one day be annexed into the park?**

A. If you are referring to the parcels on the northeast corner of the property, the answer is probably no. These parcels have been set aside for construction of a new Miami-Dade County Fire Station.

**19. Are there any demographics available of the park's immediate area (within 1 mile radius)?**

A. This web link will provide you information based on the 2010 Census. <http://www.northmiamicra.org/MarketAnalysis.html>

**20. Will the City be providing DWG files of the Survey?**

A. No

**21. Will the project require a zoning or land use amendment, or a variance for the proposed use?**

A. Yes

**22. If so will the City be providing that?**

A. Yes

**23. Will we be allowed to do soft digs or test holes on a contaminated site such as this one?**

A. Yes

**24. Is the requested minimum elevation of 8 feet required due to the environmental issues or drainage issues?**

A. It is due to the City's Code Requirements

**25. Can irrigation well be used or will it be prohibited due to the ground water contamination issues?**

A. We do not have a final determination from RER at this time.

**26. Is there a water reuse line available to the site?**

A. No

**27. Can the bottom of the retention / detention areas be below 8 feet elevation utilizing a liner?**

A. All drainage requirements must meet RER requirements

**28. Can the bottom of exfiltration trench be below the 8 feet elevation utilizing a liner?**

A. All drainage requirements must meet RER requirements.

**29. Could the 3 foot fill be bermed along the perimeter of the site if this bermed area is fenced off from park users?**

A. Berms can be permitted as part of the conceptual design.

**30. Will the city accept institutional controls and engineering controls that will allow materials in excess of the residential standards to remain in place? Greater than commercial / industrial standards?**

A. All controls will be established by the Remediation Action Plan approved by RER.

**31. As per Addendum No. 4, bidders cannot contact RER regarding the RFP. Can the City disclose all the environmental and existing conditions of the site? Or confirm that the information provided with the RFP fully disclosed the existing site conditions?**

A. All correspondence has been provided with in the RFP.

**32. It is understood that the monitoring wells that are currently located on the site were installed as part of the site assessment. Following RER approval of the site assessment, can the wells be removed?**

A. They can be removed or relocated if required.

**33. If the monitoring wells cannot be removed, can the wells be refinished to be flush at the ground surface?**

A. Yes

**34. There are several areas of the site that are very low and wet with obvious wet plant material (cat tails etc.) Has RER indicated whether they will claim jurisdiction and/or require any mitigation?**

A. No RER has not indicated this.

**35. Can you confirm that water and sewer service capacity is available for connection?**

A. Yes

**36. Can you confirm that the fire hydrant on site will have adequate fire flow capabilities to satisfy fire service requirements?**

A. No, Fire flow requirements and approvals must be obtained through the Miami Dade Fire Department.

\*\*\*\*\*All other items remain the same\*\*\*\*\*