

Riverfront District
Park Trail and Open Space Planning
Request for Proposals
Professional Planning and Design Services

ADDENDUM #5
06/15/18

1. **Is the design fee \$300,000?** Please see Addendum #2, question 24.
2. **Please confirm that two of the three final deliverables are Construction Documents for the Riverfront District Park and the Allegheny Greenway within the district? This conflicts with point 3 of the base scope on page 6: “3.Trail Design: ROW for trail; conceptual geometric design for trail and community connections; design speeds; horizontal and vertical alignment; projected traffic volumes on intersecting roadways; trail structural sections; bike facilities, etc.; create a cost estimate for this task of work.”**
Please see Addendum #2, question 28.
3. **Is the 6-mile island part of the project scope?** Yes. Six-mile Island is owned by O’Hara Township. They are willing to possibly consider incorporating it into the plan as parkland.
4. **Does the scope overlap with water sport facilities and marinas?** Two marinas, the Aspinwall Riverfront Park Marina and Silky’s Crow’s Nest Marina are both located within the Riverfront District and can be integrated into the planning process.

5. **Please confirm that there is no economic development component in the scope?** As stated in the RFP the park is to “establish economic opportunities beyond the District borders.” Proposers are not required to provide consulting services for economic development studies.

6. **In addition to biking and trail is there any other programs to consider for the park? E.g. playground? Restroom? Performance space...** One goal of this planning process is to solicit your creative ideas about programming.

7. **Regarding permitting, will the required permit be for the trail only or the entire development?** While obtaining permits is not part of the scope of the project, we hope that the work product achieved will help in the permitting process.

8. **Will testing for hazardous materials be required during the design phase?**
No.

9. **Do you have a preferred (trail) alignment?** No.

10. **What intersections are required for projected traffic volumes?** The only current access to the Riverfront 47 property is at 19th Street in Sharpsburg. Aspinwall Riverfront Park and James Sharp Landing both have their own access points, but are currently not connected to a public street. The Proposer is not expected to do a traffic analysis as part of this scope of work.

11. **Will utility involvement be for the trail or the entire development?** It is our expectation that the park and trail and development will share utilities.

However, the Proposers are not required to do a full utility analysis and design for the Development component of the project. This work will be performed in parallel to and inform this process but be outside of this scope of work.

- 12. Does the Opinion of Probable Development Costs include the trail only or the entire development?** Our goal would be to get a sense of the cost for building the public spaces, to include the park and trail. It will not include any costs for the vertical development.

- 13. Please attach a copy of the Public Space Master Plan.** Please see Addendum #2, question 12. And Addendum #6.

- 14. Please clarify the ‘trail structural sections’ that are required.** Trail structural sections are not identified at this time.

- 15. If there are meeting minutes from the Field View, can you attach these online?** As the meeting was primarily a self-guided tour of the Riverfront 47 property, there are no meeting minutes.

- 16. Is there a preference for the discipline type that is the prime consultant for the project (i.e. Civil Engineer, Landscape Architect, etc.)?** In the past for previous projects, we have worked with landscape architect and architects on park planning and master plan creation. That said, we are open to other disciplines taking the lead if your team feels that another skill set is preferable.

- 17. Are public meetings anticipated during the course of the project? And if so, how many?** Please see Addendum #2, question #3.
- 18. What is the anticipated schedule for the completion of the planning and design development phases?** Proposers are asked to submit a schedule as stated on page 12 and 13 of the RFP. We expect the scope of this study to be completed within a 12 month time frame.
- 19. Are there deadlines associated with the funding sources?** Not at this time.
- 20. Will the list of attendees of the Site Tour be shared?** No.
- 21. “Design Development (construction documents)” is written in the third paragraph of page 3. “Construction documents” are noted in the first paragraph of page 6, but Scope items #10 and #11 on page 7 note “Design Development” as the final scope phase.**
- **Please clarify the definition of Design Development. Do you intend to put the final documents for this project out for construction bidding?**
Please see Addendum #2 question 28.
 - **If bid documents will be required for any elements of the project, please clarify the particular elements for which they are required.**
Please see Addendum #2 question 29.
- 22. Funding for the reconstruction of 19th Street, construction of Shoreline Drive, and consideration of additional access points are referenced under the District access heading on page 5.**

- a. **Where in the design or construction process are each of these projects, and when are those processes intended to conclude?**

Currently, site access is the development team's largest challenge. The configuration of the space and variety of property owners limit design options for this entrance. We are in the design development phase of this project. We are modifying our plans as new tenants with different needs are considered for the site. At this time, 19th Street is the only access point and the reconfiguration has been funded. The design work for this reconstruction will begin in the fall of 2018.

- b. **If still in design, please clarify the level of coordination and/or design consideration required by the Design Team for this project.**

We anticipate that the chosen consultant will collaborate closely with the development team, of which Susan Crookston of Allegheny Development Partners is a part.

23. **Has a land development plan been completed and will it serve as the basis for this project?** No there is no land development plan and this is not part of the scope of this project.

24. **When will responses to these questions be posted?** Today.

25. **Can you describe the role and expected participation of the developer in the process?** Riverfront 47 aspires to create a development within a park. Susan Crookston of Allegheny Development Partners is leading this project. She secured the former scrapyard property (now Riverfront 47) and created Riverfront 47 LP, which The Mosites Company is now the general and majority partner. She is a part of the development team and one of the owners with The Mosites Company of Riverfront 47. She is also the founder of Aspinwall Riverfront Park and former leader of the Community Trails Initiative. In other words, the chosen team will be interacting with and reporting to a person that is both the developer and a park and trail advocate.

26. **Answer to Question 37 indicates that in order to satisfy WBE goals, the women-owned firm must be certified through the Pennsylvania Unified Certification Program. However, after reviewing the PA UCP, it seems to focus solely only on DBE, not WBE. Please advise.** The project has a 15% goal for DBE, WBE, or MBE individually or collectively through any combination of prime consultants and or sub consultants. For the Proposer or sub

consultants to be counted toward the 15% they must be certified through the PA UCP certification program for WBE, MBE and DBE.

27. Answer to Question 38 refers the reader to Question 33, which does not address the original question. If a Prime Proposer is WBE-certified, does its certification count towards the 15% D/M/WBE goal or must it come from sub-consultants? Refer to question 26 response.