

Requests for Proposals for Consultant Services for Rail Yard Redevelopment

Answers to Questions Received April 22, 2016

Question 1

Phase I scope suggests we “consider” the Downtown Plan and Greenway Master Plan. Two concepts were detailed in the Greenway Plan and generalized ideas and strategies were identified for the Railyard Area in the Downtown Plan. Is the expectation that we follow the guidance of these plans or come up with new and different plans?

Answer: **These documents were developed with extensive public input and should be used as a baseline for further review and analysis**

Question 2

A market assessment was part of the Downtown Plan – has there been any more detailed study of the character or scale of the market for the Railyard area as a portion of the market numbers noted in that assessment? Is the consultant expected to provide this kind of focused market research as part of the “research” noted in 2.03 Scope of Work?

Answer: **There has not been an additional study specific to the railyard area. No.**

Question 3

Phase I scope notes two public workshops. Is the intent to have one workshop before concepts are developed to get ideas, then one afterward to get comments on the concepts, or is the process up to our interpretation?

Answer: **Up to interpretation.**

Question 4

Phase I scope notes a “development concept framework” is to be prepared. Such a framework could be a one-page list or a 100-page document. Is there further guidance on what is expected for this framework?

Answer: **The development concept framework does not need to be a lengthy document but should contain enough content to make it an effective planning tool going forward.**

Question 5

There is a note that says “travel will be negotiated”. Does this mean travel time and cost is in addition to the \$25,000 NTE fee for Phase I?

Answer: **Travel is not in addition to the \$25,000 NTE fee.**

Question 6

Phase II notes “proposals” are to be prepared. Do you mean “requests for proposals” (RFPs) to potential developers?

Answer: **Yes, “requests for proposals” but we are open to a different approach also.**

Question 7

If Stantec is selected and completes the three phases of work in the RFP are we prohibited from being involved in the development process later? Would this be considered a conflict?

Answer: **Yes, and it would be a conflict of interest.**

Question 8

Is the city open to an unsolicited proposal to provide the entire design and development process with one team which would include planning, design and a developer? This would alter the outline and process envisioned in the current RFP – eliminating the need for Phases II and III in the current RFP – but could be a significantly better arrangement for the city.

Answer: **No.**