RFQ- 2016- 02- Crossroads Phase II

Addendum #1

February 26, 2016

QUESTIONS/ANSWERS/CLARIFICATIONS

1. The RFQ for Crossroads Phase II is for an engineering firm to perform a Traffic Impact Study for the Crossroads Industrial Park and provide a report to the City detailing the impacts of the proposed improvements. Based on the results of the Traffic Impact Study, the selected firm will work with the City to identify, prioritize, and design proposed projects. The firm will also need to develop design documents for contractor procurement and construction of the projects in compliance with CDBG-DR requirements. Bidding, construction management and inspection services will also be required for these projects.

2. **Q**: When is the completion date for design of 26th Street and the Turkey Creek Sewer? It says June 2016, but could you be more specific (e.g., June 1….June 30)?
   A: The desired completion date is June 30, 2016.

3. **Q:** Have all easements been procured for the sewer and roadway projects, and if not, which ones have easements and which do not?
   A: Most of the work is on JIDA property but will require preparation and conveyance of easements. Discussions are underway with private property owners for easements for the proposed Turkey Creek 10" and 12" gravity sewer line. Other private party easements may be required, particularly on the west side of the park.

4. **Q:** Have all utilities been relocated as to not interfere with the projects?
   A: Most of the area is un-served. The selected firm will be responsible for coordinating with utilities.

5. **Q**: We would like to formally request any plans (preliminary, conceptual, final, or otherwise) at the industrial park that pertain to any of the projects.
   A: See plan attached. The drawing does NOT show the Turkey Creek sewer.

6. **Q:** We would like to formally request any conceptual plats for the project area to allow us to analyze the proposed infrastructure layout versus the conceptual plat.
   A: There is not a formal plat. The IDA uses a meets and bounds survey on each sale so buyers have flexibility to purchase what they need.

7. **Q:** Would like to formally request any reports that pertain to the referenced projects.
   A: See attached Phase I ESA Report

8. **Q:** Have any NEPA reviews been completed or started for the proposed projects?
   A: NEPA has been completed

9. **Q:** Who will be on the selection committee?
   A: City staff

10. **Q:** When is the Notice To Proceed estimated to be awarded to the selected consultant?
    A: The firm will be selected 2nd week in March and Notice to proceed will be issued the 3rd week in April