



Project Memo

Correspondence

To: Prospective Consultants

cc: Travis Tranbarger
Director of Parks & Recreation

From: Jonathan K. Blake, AICP
Assistant Director
Park Operations and Development

Date: May 16, 2019

Subject: CM-Agency RFP Questions

The following questions were submitted by prospective consultants regarding the CM-Agency RFP that was released by Brownsburg Parks on May 8, 2019.

QUESTION No. 1:

Could you provide the design plans for the Project?

RESPONSE:

The construction plans and project manual for the project have been attached to this correspondence, and a copy has also been placed on our website:

<http://planbrownsburgparks.com/participate/current-rfp-bid-opportunities/>

QUESTION No. 2:

Who was the designer?

RESPONSE:

Context Design was the lead designer; and The Veridus Group provided civil engineering services.

QUESTIONS No. 3:

Does Phase 2 complete the development of Cardinal Park?

RESPONSE:

This is the second phase of a 3-phase project, which includes a dog park, restroom package and landscaping. The final phase will include a universally designed playground however, we are in the beginning stages of fundraising for the playground. We anticipate construction of the playground commencing in FY2021.

QUESTION No. 4:

Are utilities already at the site?

RESPONSE:

Several utilities are located on or adjacent to the site however, no utilities have been extended through the property. Water access is available at the NE corner of property, and along the west side of the property at Thornburg Parkway and Fullwood Drive. Power extends along the east side of the property, along the frontage of Hornaday Rd.

QUESTION No. 5:

How much of the \$850,000 is soft costs?

RESPONSE:

The original program budget included 7% for soft costs, including: administration, coordination, management, inspections and mobilization.

QUESTION No. 6:

What is the estimated project duration?

RESPONSE:

Construction is expected to commence in late Summer 2019, continuing through the fall with final completion in Spring 2020.

QUESTION No. 7:

The RFP asks respondents to provide examples of a least 4 projects that “demonstrate relevant experience.” To clarify, does this mean park development/construction experiences, CMa experience, or both?

RESPONSE:

Although park construction/development would be preferred, this is a general requirement that is intended to identify consultants with substantial site development experience.

QUESTION No. 8:

Can you specify the owner’s finish date require so Staff cost can be compared equally across the board?

RESPONSE:

See answer to Question No. 6.