

1. We are reviewing the posted RFQ for the proposed 71-acre park and were not clear on the extent of the deliverables. It appears that the project scope is to develop a master plan, however there are items within the RFQ that allude to construction documents. Can you confirm that the intended scope is for a master plan effort only?

Response: The scope of work includes the following:

- 71-Acre Master Plan;
- Proposed Phasing Plan;
- Construction plans, specifications, and documents necessary to bid and build Phase 1 (\$1,000,000 budget)

2. Restroom facilities – how large (or small) will these facilities need to be?

Response: Restroom facility needs will be determined as part of the design process.

3. We are assuming that “interactive water feature” refers to a spray pad type of feature?

Response: A spray pad is very likely, but other features may be considered.

4. Are the pedestrian bridges assumed to cross wetland areas (such as a boardwalk) or are there other streams to cross?

Response: The pedestrian bridge would cross a stream located along the back of the property. You can see the approximate stream location on the aerial photo in the Barrow County tax records (QPublic) and in the attached rendering of the park. If a lazy river is constructed, then a pedestrian bridge may cross that as well.

5. What is meant by “continuous water course in shape of Braselton “B” logo”?

Response: Lazy River; for examples, see the Georgia “G” lazy river at Athens Ridge Townhomes in Athens, GA; see the Four Seasons Resort lazy river in Orlando.



6. How many cars are planned for the paved parking area?

Response: This will be determined as part of the design process.

7. Will an accel/decel lane be required along SR 124?

Response: An entrance will be designed and constructed in accordance with GDOT Driveway Encroachment Manual. It is expected that both accel/decel lanes will be required.

8. How wide are the paved walking/running trails anticipated?

Response: The width of walking/running path will be determined as part of the design process.

9. The RFQ refers to a construction budget of \$1,000,000. Does the design and engineering fee come out of this? This seems like a fairly low budget for a 71-acre park parcel and the scope elements listed in the RFQ. Are additional funds anticipated?

Response: The design budget is separate and is \$90,000. It is expected that full build out of the park would be phased over multiple years as funds become available. The initial construction funding identified to date is \$1 million and will be used for Phase 1.

10. How many community facilitation meetings are anticipated?

Response: There will be two meetings with the focus group, which will comprise no more than fifteen (15) members. Focus group will be organized by Town. Consultant is expected to facilitate the two meetings.

11. Is the project site located adjacent to a and behind the distribution center that is on the south side of SR124, that has Kichler Lighting on one end and PetCo on the other?

Response: Yes.

12. There is mention of Aquatics Design Services. Is this for items the K. Interactive Water Feature and I. Continuous Water Course in shape of Braselton "B" logo?

Response: Yes.

13. Due to the unknown scope of the "Aquatics Design Services" and the fact that there will still be community input and budget constraints, should this be a separate fee in the fee proposal?

Response: Yes. This service should be a separate line item.

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14. A. With regards to the construction documents a survey will be required as the base for the construction documents. Does the City or County have a topographic survey in a cadd format that is recent?

Response: No.

B. If not, will we be required to include that fee into our overall fee or will this be added to the contract once a master plan has been approved? (leaving it to the end of the master plan phase will add time to the overall contract.) This should be a separate fee item.

Response: Agreed.

15. If the City approves design of the "Lazy River" and construction of restrooms, etc. a geotechnical report of the soil conditions should be required. Once the master plan is resolved I think it would be better to have soil boring etc. completed prior to construction documents. As per the fee proposal, I recommend that the geo-technical report be completed outside of the overall fee due to the unknowns.

Response: This can be a separate line item.

16. The community input features lists possible pavilion, restroom, and pedestrian bridges. Is the intent for these elements to be pre-fabricated structures from manufacturers such as Polygon and Steadfast Bridges or should we consider these custom designed structures requiring architectural/structural services?

Response: Prefabricated pavilions and bridges may be considered if the character of the structures is consistent with other proposed facilities. Restroom facility most likely will require architectural and MEP plans.

17. Given that the subject site lies mostly in the floodplain, should we assume environmental services and permitting will be required to permit the plans?

Response: The restroom facilities may require discharge to septic tank and drain field. Permitting would be through Barrow County in that case. Water and sewer (if possible) would be permitted through the Braselton. The Town of Braselton manages the floodplain; a base flood elevation was determined in 2004. Environmental services and permitting should be a separate line item in fee proposal.

18. Is there an existing as-built survey of the subject parcel? If not, should one be included in the proposal?

Response: There is a partial as-built for the former reuse water spray field (lines and sprinkler heads have not been removed). This should be included in the proposal as a separate line item.

19. Is there an existing environmental report of the subject parcel identifying the extents of wetlands and location of buffers? If not, should one be included in the proposal?

Response: A wetlands delineation of a portion of the site was determined in 2004. A new delineation may be required for any new USACE permits.

20. For the continuous water course and reference to Aquatics Design Services: Is this intend to be a fully artificial lazy river (pool-like design and infrastructure) or a designed natural water course utilizing a combination of pumps and stormwater runoff to create a water course?

Response: If chosen as an amenity to be in final design, artificial.

21. Is this Illustrative Plan prepared by BMK and Foresite Group to be used as a basis for design or is it simply one existing concept?

Response: A new concept plan is required. This was provided on the website to show the location of the secondary stream.