

RFP NO. DOH-111022

QUESTIONS AND ANSWERS

- Have Phase I and/or Phase II ESAs already been performed for the 7 parcels? Or should we include the costs to prepare Phase Is in our proposal?

Answer: Phase I and Phase II studies have already been prepared. No new Phase I or Phase II studies are required at this time.

- The cost schedule asks for an itemized cost proposal for various tasks. [Respondent] has various comments and concerns regarding this request.
 - For the tasks “Perform CDBG Environmental Reviews, Assist with Request for Release of Funds, and Review Phase I and Phase IIs as needed”, [Respondent] can provide both hourly rates and level of effort, if that is what is requested.

Answer: Please provide hourly rates or flat fees for services.

- For the tasks “Perform any testing as required, Recommend any required remediation, Work with agencies to obtain all necessary permits and approvals”, [Respondent] can provide hourly rates, but a level of effort is unable to be determined without additional site-specific information.

Answer: Please provide hourly rates or flat fees for services so that Respondents to the RFP can be compared. If variables exist for pricing, please include a range of prices or flat fees.

- For the task “Assist design team and construction manager on design”, is this referencing assisting with design of the park facilities or is it just providing input and recommendations related to any environmental concerns?

Answer: The environmental consulting firm may be asked to provide input and recommendations to the design team and Town staff for the development and planning of the park facilities, including determining the most appropriate locations for the playground, parking lot, and other proposed park facilities.

- For the task “Obtain NFR from the Illinois EPA if required”, [Respondent] can provide hourly personnel rates as well as rates for potential subcontractors, but a total cost is unable to be determined without knowing the environmental concerns at the sites and if investigation and/or remediation will be required to achieve an NFR from the Illinois EPA or if remediation is required in order to safely construct a park on these parcels.

Answer: Please provide hourly rates or flat fees for services so that Respondents to the RFP can be compared. If variables exist for pricing, please include a range of

prices or flat fees. Respondents may include an explanation of price ranges or fees in their responses.

- The RFP asks for a Project Timeline. When does the Town of Cicero expect to award the bid and greenlight the project? Without knowing if Phase Is are to be prepared as part of this project, the environmental concerns that may exist at the site, if investigation and/or remediation is required, a complete Project Timeline is unable to be prepared.

Answer: Phase I and Phase II studies are already prepared. The Town anticipates awarding the environmental and design/architectural contracts in early 2023.

- Is there a planholder's list available for this project? If so, could I please get a copy?

Answer: The Town has not compiled a planholder list for this RFP and does not intend to do so at this time.

- Is there an estimated cost value associated with this project?

Answer: The Town does not have an estimated cost value for the project at this time. The environmental and design consulting services are essential for the Town to develop the budget and scope of the project.

- Are there any union requirements?

Answer: The Town and all public works to be performed are subject to Illinois prevailing wage requirements.

- Has a start date been determined for the work yet? Is there an approximate date of completion?

Answer: The Town anticipates awarding the environmental and design/architectural contracts in early 2023. The environmental and design consulting services are essential for the Town to develop the scope and timeline for the project.

- The RFP scope includes the design of two smaller park structures. Is there interest in designing these buildings to tell a sustainability story about natural materials, energy conservation, and not burning fossil fuels?

Answer: The Town welcomes original ideas and input on the project. No design choices have been made at this time.

- Is there a desire to use sustainable green infrastructure to handle stormwater for the projects?

Answer: The Town has not decided on any designs or materials at this time.

- Can you confirm the construction and/or project budget for Bid Package #2?

Answer: The professional services requested through this RFP are required to help the Town develop the budget and scope of work, so no budget is available at this time.

- Can you share a copy of the concept plan submitted for the grant application?

Answer: There is no concept plan developed at this time.

- The RFP Exhibit A indicates “A depiction of the site is attached hereto.” No site plans, photos or other graphics appear to have been included in the RFP or linked on the website. Are any available? Or is this just referring to the location and the scope noted in this exhibit?

Answer: The photos and exhibits are being posted to the Town's website. Thank you for your patience.

- Does the Town of Cicero have anticipated construction budget that can be shared and is the project currently funded?

Answer: The Town requires the services sought through the RFP to develop the budget and scope of work, so there is no budget at this time.

- Regarding cost estimation, will the Town’s Construction Manager provide cost estimation, will the Town hire an estimator, or will cost consulting services need to be provided by the design team?

Answer: Town staff and the professionals hired through the RFP will work together to develop a budget for the project.

- Are the toilet room facilities planned to be a new structure or a renovation of existing adjacent facilities?

Answer: There are no existing structures on site.

- The RFP identifies that a Project Timeline shall be included with the proposal. Does the Town have a desired completion date?

Answer: Not at this time.

- Is there a minimum number of references required?

Answer: No.

- Who is/are the current incumbent?

Answer: There is no incumbent.

- How many consultants does the Town intend to award as a result of this RFP?

Answer: The Town will evaluate the RFP responses and decide based on the same.

- Has there been an RFP number issued?

Answer: The RFP is No. DOH-111022

- If multiple consultants are selected how will the work be distributed?

Answer: The Town will evaluate the RFP responses and decide based on the same.

- When do you anticipate work will be starting?

Answer: 2023

- What type of testing may need performing? Soil, soil gas, groundwater, air, etc.? ACM, LBP, radon, etc.?

Answer: Phase 1 and Phase 2 testing has been performed. The Town will determine the scope of work with the selected environmental consultant based on their recommendations for the desired use of the site.

- Since it's unknown how many parcels will be selected, whether or not testing will be required, etc., how should we estimate the number of hours for staff members on the cost schedule?

Answer: Please provide hourly rates or flat fees for services so that Respondents to the RFP can be compared. If variables exist for pricing, please include a range of prices or flat fees.

- What are the seven potential parcel numbers?

16-21-308-018-0000

16-21-308-031-0000

16-21-309-008-0000

16-21-309-009-0000

16-21-309-010-0000

16-21-309-028-8002

16-21-309-026-0000

- What are the requirements (if any) to be a signatory on the exhibits?

Answer: Please refer to the RFP.