

Pre-submittal conference Notes and Q+A

12/20 10:30am Rm 370

- **Schedule**
 - January 11 Deadline for Questions:
 - January 28 RFP Response Deadline:
 - February 15 Interviews
 - February 19 Announcement of Successful Proposer
 - February 21 Anticipated Negotiation Schedule
 - February 28 Contract Execution

- **Fee**
 - \$1 to 1.2 million—with a sizable contingency

- **Committee purpose and general composition**
 - Approx. 18 members, representing stakeholders

- **Technical team**
 - Core SDOT WSDOT DON PARKS

- **Review composition of the consultant selection**
 - WSDOT
 - SDOT
 - LID I-5
 - Design Commission
 - OPCD

- **Scope Clarification:**

This is primarily a structural and financial study informed by urban design best practices

The study will produce a range of scenarios but no preferred alternative

Photo realistic images are NOT an anticipated deliverable

The first step in the process will be to seek input from the study committee regarding the scope, approach and deliverables, and refine appropriately in collaboration with the city's technical committee

All solutions will need to serve the broad community

OPCD and DON will be responsible for outreach. The consultant is responsible for producing outreach material accessible to the general public

Questions:

Q: Section 5: Scope of Work Part B, Scenario Analysis, Item 3: Please clarify the level of 'preliminary engineering analysis that is required.

A: Well informed assumptions will be the order of the day. As project progresses, we will need to fundamentally understand what the limits are. We are asking for your expertise and professional judgement to understand and define assumptions.

Q: Part E, Communications and Engagement, Item 2: Please clarify if the City intends to use the City of Seattle web platform, or is the intent to create a new project specific web platform? Who will be responsible for maintaining the project website? Is the City seeking web content only or a new website presence?

A: City will be the platform. We are looking for the consultant to provide internet ready content to keep the public informed. It's critical the general public be kept up to date on progress

Q: Section 8. Response Materials and Submittal, Item 3. Mandatory - Minimum Qualifications:

Are individual team member resumes and relevant project materials (project plates) considered a part of qualifications? If so, do these additional pages go into an appendix and NOT count toward the minimum 3-page limit under Minimum Qualifications?

A: They can go in appendix, but you should be upfront in the proposal with your qualifications

Q: Does a Cover, cover letter page and/or table of contents count toward the minimum page count? What is the total maximum page limited for this RFP?

A: No and 10 pages

Q: Section 8. Response Materials and Submittal, Item 4. Mandatory – Potential Inclusion Plan Disciplines

A: No targets for either for number or dollar amount. Inclusion plan criteria on the website here:

<http://www.seattle.gov/opcd/ongoing-initiatives/lid-i-5-feasibility-study>

Q: Section 9. Selection Process, Item 9.4. References

Where should references be placed in the submittal (they are worth 10% as shown in the grading criteria) and is there a minimum/maximum number of references required?

A: No preference, but clarity for the reviews should be kept in mind.

Q: As part of the public outreach, what level of response will the consultants be expected to give on public comments?

A: Don't anticipate a huge amount. Outreach will be primarily to keep people informed. We are not expecting a large amount of feedback and not a large amount of work for consultants to respond to.

Q: More clarifications on the WMBE, there were disciplines listed there. Are those what you consider the core disciplines?

A: There is not a set list, but our preference is to see the core disciplines addressed. It is all a part of your proposal.

Q: Will the land created by the lid, will that be held for the public in perpetuity?

A: That is to be determined. We need to better understand the physical and legal structures. That will be an early work item since it will help define the constraints of the project

Q: Do you see this as engineering lead, big A firm lead, PM team lead? There are so many options.

A: We don't have a preference. All disciplines will inform each other. We want to see teams that can demonstrate an ability to work across silos and work together. How you get there should be described in your approach.

Q: Is there opportunities to be able to cross reference who is in what discipline? (referring to sign in sheet)

A: Scans of the sign in sheets are on the OPCD's Lid website.

Q: Can you expand on evaluation of the PM

A: Someone who can speak across disciplines. That person will be a key interface with our study committee. Will also need to work with structural teams and our COS staff. That person can't speak for just one discipline. Will also have to understand the community aspect of this project

Q: Is there a way we can know who will be prime and sub?

A: Scans of the sign in sheets are on the OPCD's Lid website.

Q: Regarding request for land use attorney, they don't often work on fee plus basis. Is there a component on the COS that will work with legal team?

A: We will draw from COS expertise. That is a key part of the work. If we see land use/zoning becoming a critical part of the work, we can amend the project scope. But having someone on the team who knows something about the COS land use code is a plus.

Q: What level of traffic analysis should the consultant be concerned with?

A: Understanding WSDOT's needs for today and for any potential future rebuild is critical. Looking at impacts across entire downtown is too broad for this study. We will work with SDOT and WSDOT to focus on the core area, but not the entire downtown area.

Q: Are there any ideas about what percentage of the land created would be in landscape?

A: This is a part of the feasibility study's analysis. The study will explore a range of scenarios.

Q: I am assuming you are interested in input from consultant on potential off ramp closures?

Yes, understanding WSDOT's constraints and potential opportunities are is part of the scope. Exploring what can change is a part of the assessment.

Q: Can talk more about the feasibility study committee? Are any members selected yet? Technical review a part of this or separate?

A: The have not been selected yet. We have a list, which will include two reps from the lid i-5 group. The technical review will be separate.

Q: Regarding WSDOT technical staff, are you talking with them right now?

A: Yes. We have had significant input from them for the scope. We expect to partner with them throughout the entire process

Q: Have members of the technical team been selected?

A: Representatives from WSDOT SDOT, DON, OPCD and SPR.

Q: Do you know who the individuals are?

Can be found here:

<http://www.seattle.gov/opcd/ongoing-initiatives/lid-i-5-feasibility-study>

Q: Who is selecting the consultant team?

A: The consultant selection team will have a representative from WSDOT, SDOT, LID 1-5, Seattle Design Commission, and OPCD