

RFP 2018.01 - Engineering, Design and Permitting for Isle of Palms Marina Docks Rehabilitation

Addendum #1 – Answers to Questions

1. On page 3 under "Scope of Work" each paragraph begins with "the selected firm" but the second paragraph uses "proposers". I just wanted to clarify that everything contained in the scope of work is to be executed *after* the RFP contract is awarded and not before; including the site visit.

Answer: The Marina site visit is mandatory prior to submitting a proposal. The selected firm will be expected to execute the scope of work after a contract is awarded and executed.

2. Our two lead engineers on the proposal are eligible for registration in SC, but I have yet to submit their registration. Would you recommend that this is completed prior to submitting our RFP response? And would South Carolina Board of Registration for Professional Engineers and Surveyors & Isle of Palms Business License be the only required registrations? The RFP refers to "licensing" so I wasn't sure of the specific licenses required.

Answer: The selected firm will be required to obtain governmental permits, fees and licenses necessary for the engineer's performance and completion of the services as stated in the proposal. This includes the business attaining a City business license.

3. Does the City wish to make any improvements or modifications to the Watersports Dock or Intracoastal Dock as part of this project?

Answer: The scope of work is inclusive of all docks at the IOP Marina.

4. Does the City wish to make any improvements or modifications to the boat ramp as part of this project?

Answer: The scope of work is specific to the docks at the IOP Marina.

5. Does the City wish to make any improvements to the shoreline stabilization as part of this project, noting the recent shoreline work?

Answer: The scope of work is specific to the docks at the IOP Marina.

6. It will be difficult to provide apples: apples scope and fees for Alternate 1 and Alternate 2 without first defining specific phasing and budgetary constraints the City has. For instance, RFP respondent A may suggest/assume a full replacement of all docks on the entire site in their proposal and provide pricing for these alternates related to such. Respondent B may assume only a portion of the docks may be replaced initially and provide pricing based on that. Additionally, if the City is considering a multi-year

phased implementation process, this could affect pricing as well (number of bidding and construction processes, etc.). Could you please provide some clarification on this topic?

- a. Will RFP responders be evaluated based on cost of the alternates (or just the base bid)?

Answer: While cost will be a factor, it will not be the only determining factor in evaluating the proposals to make a selection. All factors will be considered. Respondents should provide their best, reasonable, professional responses.

7. Can you clarify/specify/estimate the number of meetings required with City staff, committees, and council?

Answer: The selected firm should estimate attending at least two staff meetings, two Real Property Committee meetings, one Ways and Means Committee meeting and one City Council meeting. However, prior experience with other projects has shown that resident and Council input sometimes proffers creative alternatives meriting consideration and thus increasing the instance of meetings.

8. Does the City require a formal marina condition assessment report as part of this project, similar to the one we provided in 2015?

Answer: No.

9. Are any of the following surveys of the marina property available in AutoCAD (.dwg) format?:
 - a. Boundary survey
 - b. Topographic survey
 - c. As-built survey (docks, buildings, above and below ground utilities, etc.)
 - d. Bathymetric surveys of Intracoastal Waterway and/or Morgan Creek

Answer: Yes. They will be made available to the selected firm.

10. Is any geotechnical information available?

Answer: No.

11. Is the final plan prepared by ATM available in AutoCAD (.dwg) format?

Answer: Yes.

12. Will the City make a copy of the Tier 1 Boating Infrastructure Grant application available to proposers PRIOR to the submittal deadline so we can better understand the scope, budget, approval requirements and timeline for completing the marina fuel system improvements?

Answer: Yes. See addendum #2.

13. Is the Watersports Dock included in the scope of this effort?

Answer: The scope of work is inclusive of all docks at the IOP Marina.

14. If the docks are replaced, will the IOP Fire Department / Fire Marshal require the marina fire suppression system to be brought into compliance with NFPA303 (i.e., will a dry standpipe system be required)?

Answer: Yes.

15. It is recommended that Dock Area 'A' be replaced in the condition assessment report furnish as part of the RFP. There are fuel pumps and piping located on this structure that will need to be replaced with the structure; however under "Scope of Work", fuel pumps and piping are not specifically listed. Please clarify if the design for the replacement of the fuel pumps and piping are to be included in the scope of work for this contract.

Answer: The replacement of the fuel dispensers, hose reels of the fuel distribution lines and appurtenances from the underground storage tanks are not included in the scope of work. It is expected that this work will be completed the fall of 2018 as part of a project for the removal of the single walled underground storage tanks and replacement with double walled tanks.