

REQUEST FOR PROPOSALS #2017-108  
MILWAUKIE BAY PARK – FINAL DESIGN SERVICES  
RESPONSE TO CLARIFYING QUESTIONS  
March 26, 2018

Note that these are questions submitted by interested firms to the above referenced solicitation. The below answers are for clarification purposes only and in no way alter or amend the RFP as published.

1. *In regards to art locations, will ArtMOB be involved in the design?*  
**Answer:** The selected firm will work with input from the ArtMOB (Milwaukie arts committee) and should consider a design with strong integration of art. An ArtMOB representative will be on the Milwaukie Bay Park Steering Advisory Committee (“SAC”).
2. *Concerning on-site circulation changes related to the Washington Street access, should this be considered by the design firm in their proposal and included in the RFP?*  
**Answer:** This is out of the scope for the RFP. Some ODOT coordination will be involved with the overall project. Proposers should not include Washington Park access in their proposal.
3. *Will Proposers be made aware of what members will make up the RFP evaluation committee?*  
**Answer:** Yes, the evaluation committee will be members of the following: City of Milwaukie staff, North Clackamas Parks and Recreation District staff, representatives from the ArtMOB and Parks and Recreation Board (“PARB”), an at-large District representative, an at-large Regional representative
4. *There is mention of a permit with the Army Corps of Engineers; will the selected firm be working with the Army Corps?*  
**Answer:** The master plan was approved in 2010; an Army Corps permit was issued in 2014 in accordance with that plan, and remains in effect through October 31, 2020. It is expected that the proposers’ scope of work will include technical investigation of the Army Corps permit and other necessary approvals. It is the goal of this project to develop a Final Design that works within the permit approval and makes every effort to meet the Oct 2020 deadline for completion of Corps-permitted work.
5. *Are the approved Planning Commission permits from 8 years ago expired?*  
**Answer:** No, these permits are still active. NCPRD expects the design process will direct permit reviews.
6. *Is there existing Geotechnical information?*  
**Answer:** No, the selected firm should consider having geotechnical support on the team.
7. *What are the expected outreach & engagement roles for the engagement specialist?*  
**Answer:** The engagement specialist will be under a separate contract. They will work closely with agency staff, the consultant, stakeholders and the public for community outreach and engagement to inform, guide and support the final design. The scope for this is in development and is likely to include key engagement activities (such as public workshops, participation in community events, key stakeholder meetings and surveys).

8. *The RFP mentions the use of a technical committee, is there also a residential committee in place? If so, how are they different?*

**Answer:** The Technical Advisory Group (“TAG”) may be convened but is predominantly for specific input with one or more members on focused issues as they arise such as with planning & engineering. The Steering Advisory Committee (“SAC”) is intended to steadily guide the project throughout, meeting at key input/review milestones. It will be composed of staff from the City of Milwaukie and NCPRD, members of the PARB, a representative from the artMOB, and others from the District Area at large.

9. *Will the Oregon State Marine Board (“OSMB”) have a role in this project?*

**Answer:** There is an ongoing agreement with the OSMB for this project. Overall, there will be a loose working relationship.

10. *Does the “Completed Proposal Certification” count towards our page limit?*

**Answer:** No. the Completed Proposal Certification is in addition to your firm’s proposal.

11. *In Section 5.6 Project Schedule, the second bullet point says, “At least one page (11”x17” allowed) of this section shall be dedicated to providing a matrix illustrating tasks....” Are we also able to use an 11”x17” page for the project schedule mentioned in the first bullet point under this section?*

**Answer:** Yes, The District will allow an 11” x 17” page for the Project Schedule.

12. *Will you be able to provide the PowerPoint presentation delivered at the non-mandatory meeting held on March 21, 2018?*

**Answer:** Yes, the PowerPoint presentation is hereby attached to this Clarifying Questions #1.

**Attachments:** Milwaukie Bay Park – Final Design Services Request for Proposals Pre-proposal Meeting, dated March 21, 2018.

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End of Clarifying Questions #1

# **Milwaukie Bay Park – Final Design Services**

## **Request for Proposals**

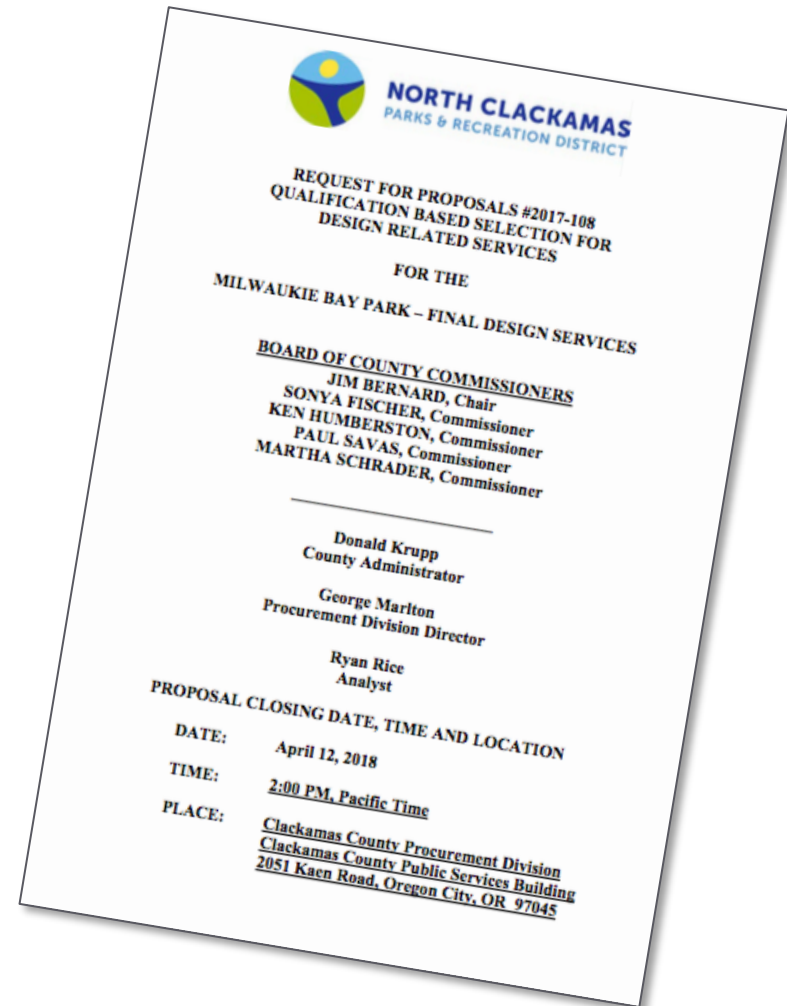
### **Pre-proposal Meeting**

#### **March 21, 2018**



# Pre-proposal Meeting

- *Welcome & Introductions*
- Schedule
- Background
- Project Considerations
- Scope of Work
- Cost and Funding
- Selection Process





# RFP Process Schedule

|  |   |
|--|---|
| Request for Proposals Issued.....                | March 8, 2018                           |
| Non-mandatory Preproposal Meeting.....           | March 21, 2018                          |
| Protest of Specifications Deadline.....          | March 15, 2018, 5:00 PM, Pacific Time   |
| Deadline to Submit Clarifying Questions.....     | April 5, 2018, 5:00 PM, Pacific Time    |
| Request for Proposals Closing Date and Time..... | April 12, 2018, 2:00 PM, Pacific Time   |
| Interviews of Top Proposers - tentative.....     | April 23-26, 2018                       |
| Notice of Intent to Award.....                   | April 30, 2018                          |
| Deadline to Submit Protest of Award.....         | Seven (7) days from the Intent to Award |
| Anticipated Contract Start Date.....             | May, 2018                               |

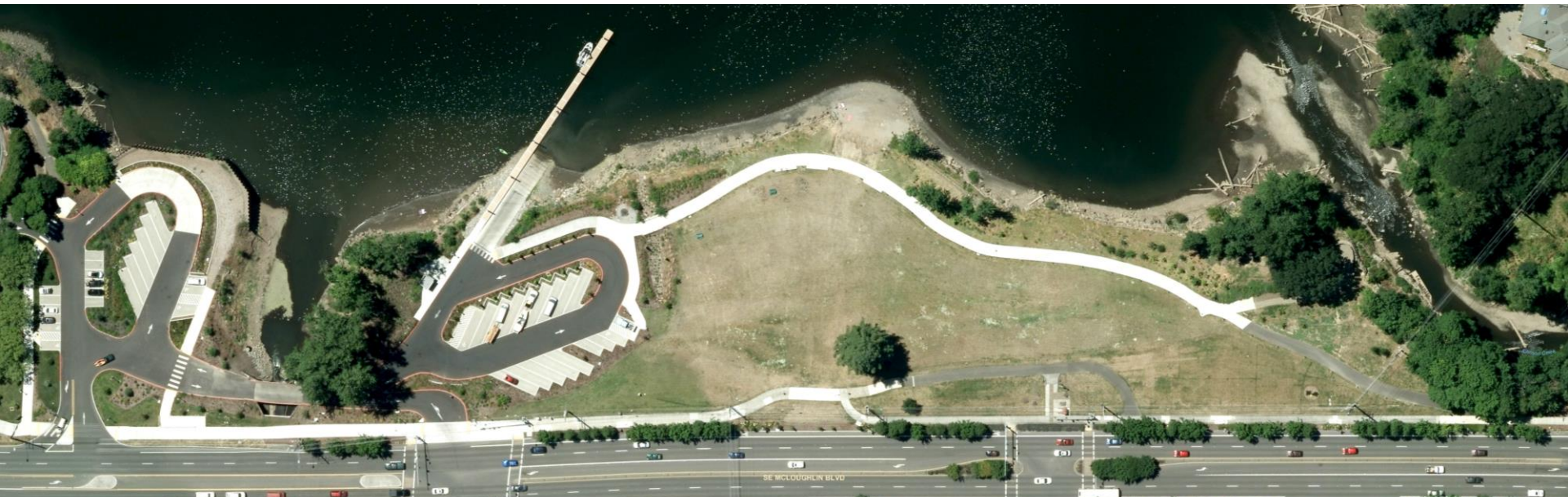
# Background - Final Design

- Final Design to complete the park
  - Test & revise the remaining portions of the design
  - Ensure it meets expectations of community, City of Milwaukie & NCPRD



# Background – Site & Context

- **Site:** 6.8 acre park
- **Context** – place, people and nature
  - Willamette River & creeks
  - Trails & natural areas
  - Downtown Milwaukie
  - Transportation corridor
  - Regionally connected





# Background - Planning

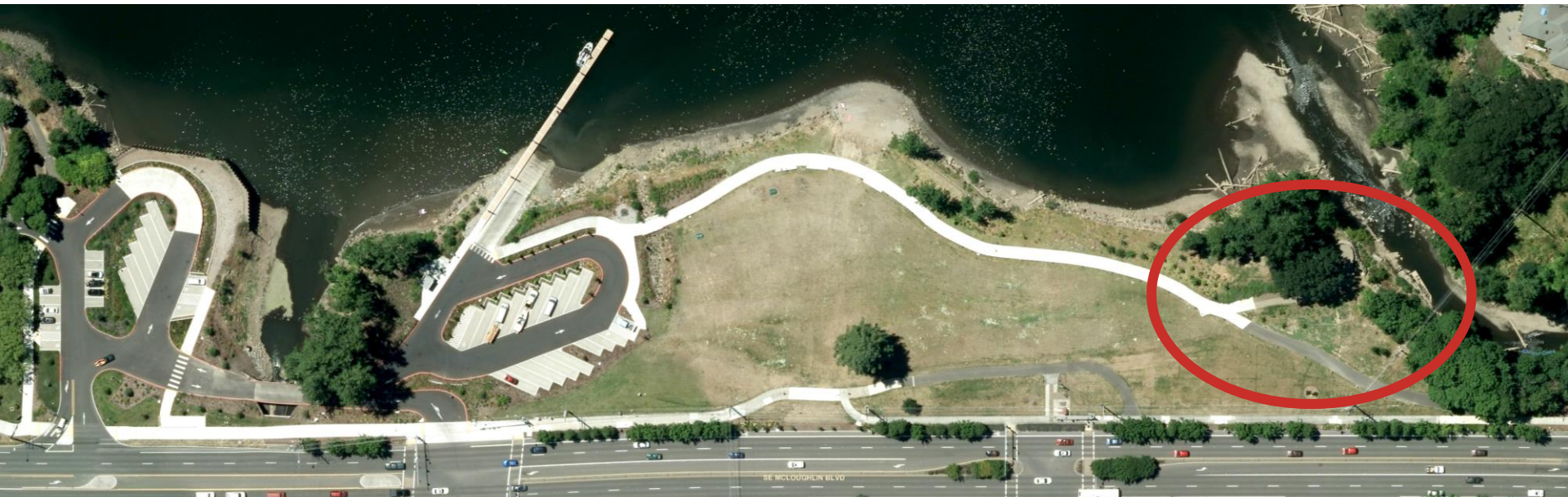
- 1998 – Milwaukie Riverfront Taskforce
- 2004 – District Master Plan
- 2005/15 – Downtown & Riverfront Land Use Framework Plan
- 2007 – District SDC Capital Improvement Plan
- 2010 – Master Plan
- 2017/18 – biennium goal to complete





# Background - Implementation

- Phase I (2012), Klein Point Overlook
- Phase II , implemented many components of the 2010 Master Plan: *riparian plantings, riverside & trolley trails, boat ramp and dock, vehicle access and parking, grading...*



# Background – Ongoing projects

- Bridge Replacement Project (2017/18)
- Beach Repair (2018)





# Study Area

- Limit project area
- No in-water work (except for stormwater)
- Use existing Army Corps permit





# Project Considerations

## Program elements and topics

- Design water fountain to be interactive
- Determine type of play area
- Move restroom
- Retain Redwood tree
- Accommodate Trolley Trail
- Study event programming
- Deter Canada Geese
- Plan for art
- Incorporate stormwater design
- Incorporate Milwaukie's history and character
- Support views (into and from within)

# Permits

- 2010 Milwaukie Planning Commission
  - Design Review
  - Transportation Review
  - Willamette Greenway
  - Water Quality Resource
  - Variance
  - Conditions of approval
- 2014 U.S. Army Corps of Engineers Permit
  - In effect through October 2020

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➤ **In effect through October 2020**



# Project Considerations (cont'd)

- Community Engagement
- Security and Maintenance
- Resilience
- Design Excellence
  - “[B]e held to high design standards and be expected to provide a unique contribution to the system of parks for the surrounding neighborhoods, the City and the Region.”

# Scope of Work

- Work plan
- Technical investigation
- Design Principles
- Programming
- Refinement of Design Alternatives
- Final Design
- Updated Cost Estimate

# Project Cost and Funding

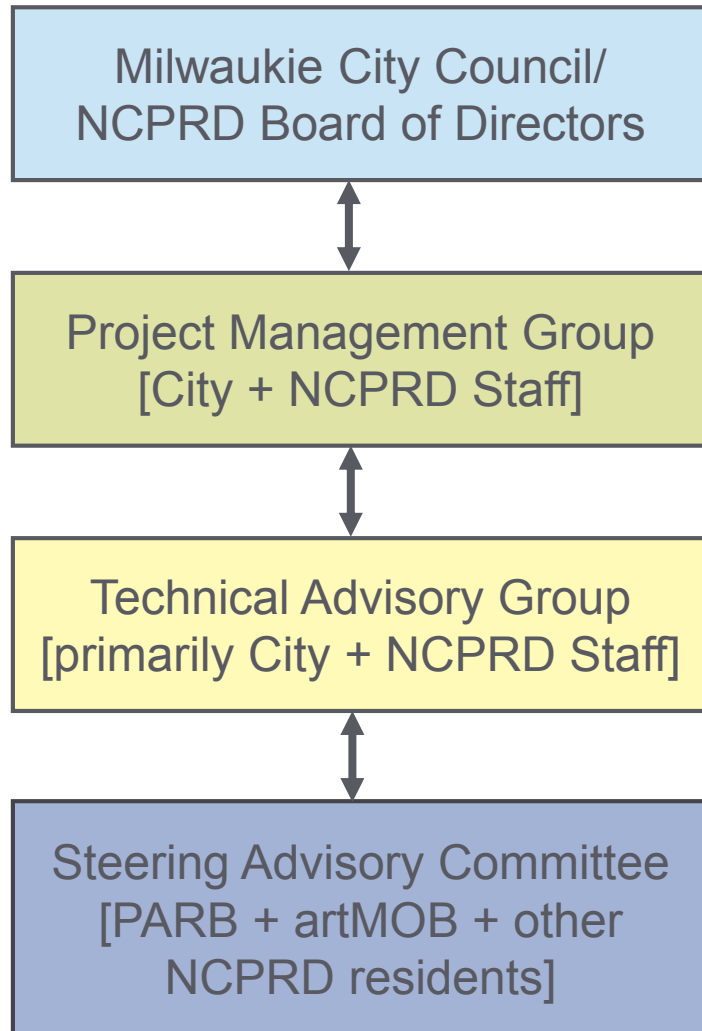
- **Phase 3 Construction Costs estimated at about \$3 million (Milwaukie's CIP 2017-22)**
- **Project Budget in RFP is for Construction Costs of \$3.8 million**

## Potential funding sources

- Up to \$1 Million in NCPRD SDC Zone 1 funds
- NCPRD General Obligation Bond
- Grant awards
- Other



# Project Organization



# Selection Process

- Nine-member Selection Committee
- April proposal review: scoring & ranking
  - Project Understanding and Approach (0-35 pts)
  - Qualifications and Key Personnel (0-30 pts)
  - Prior Project Experience (0-20 pts)
  - Project Schedule (0-15 pts)
- Highest scoring Proposers invited to interviews
  - Week of April 23<sup>rd</sup>

# Contact & Clarification

## Through RFP process contact:

**Ryan Rice**

**503-742-5446**

**[rrice@clackamas.us](mailto:rrice@clackamas.us)**

- technical questions
- questions regarding the procurement process

## Clarifications are issued through Addenda at:

**[www.clackamas.us/bids](http://www.clackamas.us/bids)**

- Clarifying questions due April 5 by 5pm



# Questions?





Thank you.

