

Questions from RFP Continued: June 28, 2023

From Hogan Construction

1. Due to the limited time allocated between the final addendum and the submission date and because of the July 4 holiday period, would it be possible to extend the proposal due date to July 20, 2023? **ANSWER: Yes, the new due date is being extended to August 3, 2023.**
2. Please clarify the role and illustrate the lines of responsibility of Kimley Horn for the civil engineering design services on this project, especially with respect to the demolition of existing structures, mass grading and sitework for the entire project site/utilities design for the Multi-Family parcel, and site development of the adjacent drives and roadways. **ANSWER: We're asking the proposer to do all demolition of existing structures, grading, and sitework just for the parking deck site. Rangewater will be responsible for constructing the private road that will connect to the deck.**
3. What is the scope and lines of responsibility for the civil engineering design services to be provided by the Offeror for the Parking Deck under this RFP? **ANSWER: Sorry,** but we don't quite understand the question. We previously responded that Kimley Horn will provide civil engineering services for the deck and the apartments.
4. How much detention volume do you anticipate for the underground stormwater facility? **ANSWER: It would be nice to be able to share this requested detail; however, we won't be able to because we won't have this information until after the proposals are due.**
5. Will the earthwork/sitework design be submitted for a single land disturbance permit covering both the Multi-Family and Parking Deck components or in separate packages? **ANSWER: These will be separate packages.**
6. Please make the CADD files for the civil drawings provided with Addendum No. 1 publicly available to all potential offerors. **ANSWER: No answer yet.**
7. Will the new roadway shown on the north side of the Parking Deck be private drive or will it be public right-of-way? **ANSWER: It will be a private drive.**
8. What are the anticipated construction start and completion dates for the Multi-Family parcel, including demolition, clearing, mass grading and construction of the building? **Answer: Construction phase is anticipated to begin in April 2024 and be complete in April 2026.**
9. What are the anticipated construction start and completion dates for the Parking Deck, including demolition, clearing, mass grading and construction of the deck? **ANSWER: Same as schedule described in question 8. It is possible that some demolition may be able to occur prior to April 2024.**

10. Will the Multi-Family building have a structural connection to the Parking Deck, especially for the Parking Deck to provide lateral stability for the Multi-Family building? **ANSWER:** It is expected that the parking deck will be connected to the multi-family building at this time.
11. What is the anticipated floor-to-floor dimension for the Multi-Family building? **ANSWER:** This detail should be on the concept plans that have already been shared with proposers.
12. Will the Multi-Family project have a pool? **Answer:** Most likely If so, located in-ground in an amenity area or on top of the parking deck? **Answer:** In an amenity area.
13. Has a contractor been selected for either the sitework or construction of the Multi-Family component of the project? **ANSWER:** Not known
14. Please confirm the similar project dollar value listed in Schedule C (\$20-\$75M) **ANSWER:** Confirmed
15. Is the city going to waive runoff reduction for this project? **ANSWER: No**

Questions from RFP Continued: June 28, 2023**From Winter Construction/ Set #2**

1. In the pre-bid conference on 6/7/23, it was noted that all fees associated with City of Lilburn permitting will be waived. Please confirm water tap & meter fees should be included, but any impact fees should not be included? **ANSWER:** Yes, City of Lilburn permitting, and inspection fees will be waived. Gwinnett County requires water tap & water meter fees with NO DISCOUNT. The City of Lilburn does not have impact fees. If Gwinnett County has impact fees, they will need to be paid by the successful proposer.
2. There appear to be multiple overhead powerlines intersecting on the site. Please confirm the cost of relocating these lines will be by the City of Lilburn. **ANSWER:** Burying the power lines should be part of the scope for the deck's construction. The cost to bury lines should be included in the proposal.
3. The civil drawings issued with Addendum No. 1 include (4) transformers shown between the existing townhomes & the public + private development property. Please advise which of these transformers should be included in the parking deck scope of work. **ANSWER:** It is estimated the parking deck will need Two (2) transformers. The proposer should account for those two transformers and all infrastructure needed for power to the deck.
4. The civil drawings issued with Addendum No. 1 include new roads, curb & gutter, & parking area that is not indicated as part of the public or private development work. Please confirm the new roads and parking area adjacent to the existing one-story metal building should not be included in the public development scope of work. **ANSWER:** The new roads, curb and gutter, parking areas are not part of the scope for the parking deck.
5. Please advise if any site lighting should be included in the parking deck scope of work. **ANSWER:** Lighting inside the deck should be included in the proposal as well as lighting in the rear. The front of the deck will be wrapped by apartments and amenities, and one side of it will be adjacent to the apartment building. The side of the deck facing 57 Railroad Avenue should include exterior lighting.
6. Please provide current renderings for the private development. **ANSWER:** See the attachment provided. But these are conceptual and will change given we are no longer using the company that prepared them.
7. Per response to RFI #4 on page 2 of Addendum No. 3, it stated design and escalation contingencies should be included in the total GMP proposal. Please confirm the amount that should be included by each proposer should be as follows:
 - a. Design Contingency-5% cost of GMP
 - b. Escalation Contingency-5% of cost of construction**ANSWER:** This seems consistent with market standard, but the city does not have further answer at this time.

8. Per response to RFI #2 on page 3 of Addendum No. 3, only grading within the parking deck is to be included in the RFP. Please provide a drawing delineating the work associated with the parking deck versus the private development for clarity in what civil design and construction should be included as a part of this RFP. **ANSWER:** The only drawing we have is the civil SD set that has been provided.

9. Please provide a copy of the geotechnical report that was previously produced for the project. This will allow proposers to properly size the foundation system for the parking deck. **ANSWER:** A copy of the geotechnical report for the portion of the deck that will be on Rangewater property will be included with this addendum. The Geotech report for 57 Railroad Avenue is underway.