



REQUEST FOR PROPOSALS QUESTIONS & ANSWERS

Southwestern Medical District Green Spine Design: Harry Hines Boulevard Streetscape Improvements [West Mockingbird Lane to the Market Center DART Station]

Solicitor:
Texas Trees Foundation
2906 Swiss Ave
Dallas, Texas 75204

Q&A Released: **January 29, 2020**
Submission Deadline: **February 7, 2020**

RECEIVED QUESTIONS AND ANSWERS

1. Who will be on the selection committee for the proposals and will there be additional stages of bidding?

The Selection Committee will be comprised of voting and nonvoting members from the Texas Trees Foundation and our project partners—Vincent Lewis with the City of Dallas, Sandy Wesch from the North Central Texas Council of Governments, and Bob Prejean from the Southwestern Medical District. Additionally, we will also include representatives from our chosen Engineering and Technical Team and our Design Advisor to review materials and participate in our dialogue as we go through the selection process. We anticipate identifying a final Landscape Architecture and Urban Design Team to negotiate with at the conclusion of the interviews. We do not currently anticipate another stage of bidding following the interviews, but may do so if deemed necessary once proposal interview and interviews are complete.

2. What is the anticipated construction budget for the project?

The master plan estimates hard cost to be just over \$17M, but we are anticipating higher costs. This amount does not include contingency, general conditions, escalation, and other bonding, permitting and insurance costs. This amount also does not include the Green Heart as it will be a separate project with its own distinct costs. Construction funds have been identified from the City of Dallas bond funds (\$7.5M) and the North Central Texas Council of Governments (\$6M). The Texas Trees Foundation is continuing to raise construction funds from private sources and other government funds.

3. Is the \$30 Construction budget that was mentioned during the informational webinar intended to be used towards all “Green Spine” improvements including road and/or utilities constructions?

Hard construction costs for the Green Spine generated from the Master Plan were estimated at just over \$17M. That figure does not include contingency, general conditions, escalation, and other bonding, permitting and insurance costs.

4. How set in stone are the current proposed solutions from the master plan and previous designs?

We are looking for a very high level of design. The master plan serves as a guide for the project. It establishes the spirit and intent of what we hope to accomplish through the project. The plan includes a good set of design guidelines, but they are not intended to limit creativity.

5. What is the anticipated time schedule from design to bid issue?

18 months from notice to proceed to completed construction documents. The bidding process for construction will be handled separately by the City of Dallas.

6. Will this be public bid or to selected contractors?

Texas Trees Foundation is privately funding design and is not required to follow the public procurement process put forth by the City of Dallas. However, because currently identified construction funds include funds from the City of Dallas and North Central Texas Council of Governments, design deliverables will be reviewed by both the City of Dallas and TxDOT. There is potential for additional agency review as well as additional

construction dollars are secured. It is currently planned that the City of Dallas will be bidding and constructing the project, so final construction documents must meet City of Dallas requirements. Additionally, North Central Texas Council of Governments funds for construction are federal funds, and therefore federal contracting and bidding rules will be followed.

7. Will you require the City of Dallas minority requirements exactly or is there flexibility?
There is flexibility in the minority requirements for this project since it is privately funded, but we will look to create a strong, diverse team.
8. What is the extent of potential involvement through the Bidding and Construction Administration Phases?
TTF will remain involved through the bidding and construction phase in order to make sure the integrity of design is maintained. We will look for the design team to have a role in this as well.
9. Does TTF expect to closely follow the meeting protocol and design phase requirements described in Appendix C, Standard City of Dallas requirements?
Appendix C is provided as background information on City of Dallas typically requirements to give proposers a general understanding. We will work with the chosen Landscape and Urban Design Team, the City of Dallas, and engagement and engineering team members to agree upon a final scope and deliverables, including meeting protocols and design phase requirements.
10. Is there an estimate of the number of public meetings, hearings or Executive briefings that should be included in our proposal? (Appendix C, Item 5)
The Texas Trees Foundation is currently selecting the engagement team that will develop an overall engagement plan for this effort in cooperation with our partners. As such, there is not yet a defined number of meetings. TTF will coordinate the scope of services for the chosen Landscape Architecture and Urban Design Team with the engagement plan. It is anticipated that the Landscape Architecture and Urban Design team will provide support but not be the lead on the outreach efforts.
11. Would drawing deliverables produced in AutoCAD be acceptable in lieu of Microstation? Can you describe the willingness of Texas Trees and the project to work with AutoCAD conversions? For us and our subconsultants, we believe can offer the project substantial efficiency through AutoCAD instead of MicroStation. Would the project be willing to discuss this notion further during interviews? If we were able to offer cost savings through the use of AutoCAD, how would you like us to represent that in a proposal?
The City typically requires the files to be in MicroStation. If it is to be reviewed by the City's survey team, they will ask for coordinates to be verified via MicroStation files. Also, finalized plans to be placed in the City's vault typically require MicroStation CD, for consistency. We will be open to continued conversation with the Engineering and Technical Team and the Landscape Architecture and Urban Design Team on how work product is developed and managed, but the City of Dallas will have the final decision on the form of deliverable necessary for their review and archiving.
12. Other than city zoning and code standards, are there any current wayfinding signage standards in place in the area to follow or will it be a holistic new system of additional wayfinding?

SWMD, working with the City of Dallas, developed its own Southwestern Medical District Sign District (Ordinance No. 29392), which goes beyond the City's sign standards. SWMD has also installed district identity and wayfinding signs within the district. As an organization, the SWMD uses a number of district work groups to guide various activities. A Signage and Wayfinding work group has been used for issues related to the creation of the sign district and deployment of the existing signage and wayfinding in the district.

13. Is there a brand identity (name and logo) for the project or will this be further studied / proposed?

The Green Spine project itself does not have a brand or logo. SWMD has a Branding and Website work group that will be working to build brand awareness and brand identity for the district, as well as deploy various district identification signs, wayfinding signs, and sign toppers to help identify the District. This Green Spine design effort will build and coordinate on these current efforts as we work to transform the SWMD, and will in and of itself become an identifying element of the district.

14. Should we assume that the timelines/schedules of the implementation team, the public engagement team and the design team will be moving forward concurrently and on the same schedule?

Yes. TTF will be ensuring that all efforts are coordinated.

15. What, if any, are the anticipated timelines for the adjoining projects (NCTCOG Harry Hines Blvd. corridor study, Trinity Strand Trail extension segment along Harry Hines Blvd., and the various hospitals and private development projects)?

NCTCOG will be releasing the Harry Hines Corridor Study RFP on February 7, 2020. The contract time will be 18 months. The Trinity Strand Trail extension is currently in design with an anticipated construction start of late Summer 2020. Individual development projects are in various stages of planning and design.

16. Will the roadway paving, curb and gutters remain in place or is a modification of the current boulevard configuration expected as part of these services we will be providing?

The Master Plan anticipates that the majority of the work will be back of curb, within the median, or at intersections to improve safety. We do anticipate including rain gardens and other stormwater management features that will impact curb and gutter. There has been discussion among project partners about the functionality of the outside lane, and whether that should be adjusted in any way to better serve transit and district shuttles. Survey work will be underway soon to provide more detailed information and to determine if additional utility work is needed. Additionally, the NCTCOG study will be looking at the configuration of the corridor in detail with the goals of providing multi-modal transportation options for all users, supporting existing and future land uses, enhancing the environmental quality and definition of the corridor, and the incorporation of technology.

17. Page 10 of the RFP suggests that the scope of work will be limited to back of curb. In order to be able to evaluate the project more holistically will the client team be open to more critical evaluation of the roadway alignments themselves?

Yes.

18. Will all engineering services necessary to support the design team (traffic, civil, structural, MEP etc) be provided by the same Engineering and Technical Consultants from the

Implementation Team?

Yes.

19. Page 12 requests an add/alt to the scope to include the portion of the “Green Spine” at the “Green Heart” to 20% design. On page 18 the request is for add/alternates for the same area to a 20% design level and 100% construction documents. Please confirm whether only 20% design documents or both 20% and 100% documents are required as add/alts. **Only 20% design documents are necessary at this time as an add alternate.**

20. Please help us understand what “infrastructure improvements” are to be included by our team within the add/alternate request related to the “Green Heart” portion of Harry Hines Boulevard.

Primarily, we anticipate that the improvements to Harry Hines will continue through the Green Heart. We are working to finalize a vision for how the intersection of Harry Hines at Inwood might be reconfigured to allow for better pedestrian and bicycle access, and reclaim open space for a more meaningful purpose. Currently, we are evaluating two alternatives with project partners, including developing park roads connecting from Inwood Road to Harry Hines or using ramps in the median of Harry Hines that connect to an intersection with Inwood Road below the park. In either instance, it is contemplated that Inwood Road would be capped by a deck park. Park design is not part of this scope.

These are not final solutions. We are continuing to evaluate solutions in light of economic development opportunities, park operations and maintenance, bicycle and pedestrian connectivity, intersection operations, as well as input and discussion from project partners and the public and community stakeholders.

21. Are there schedule and project milestones to share?

We anticipate a project kick-off retreat with all of our team members in late March. We are looking for teams to propose what they feel to be significant project milestones and scheduling to meet our overall anticipated design timeline of 18 months. We will then work with the chosen team to refine the scope of services and overall schedule with feedback from the City of Dallas, North Central Texas Council of Governments, and other partners to ensure that the process meets all relevant requirements.