



MASTER PLAN DEVELOPMENT FOR BEARGRASS PRESERVE AT CHEROKEE PARK

September 19, 2022

ADDENDUM II

Below is a list of questions and answers from the pre-proposal meeting on September 9 and those received via email by September 15.

1. Is a detailed topographical survey required for the Master Plan?
No, a detailed topographical survey is not required for the Master Plan.
2. What is required for the tree survey?
The tree survey shall include species, size, and condition assessment by a certified arborist.
3. Are renderings required?
Yes, renderings are required for all proposed structures and formal landscaping.
4. Shall a cost opinion be included in the RFP?
Yes, a cost opinion for the primary concept as decided upon by OPC staff and Board as well as local stakeholders shall be included in the RFP. The cost opinion should be broken out by tasks such as landscaping, infrastructure, drainage, structures, etc. and include a phasing option.
5. Is there a page limit for the RFP?
There is no page limit for the RFP.
6. What type of cultural features are known or suspected to be on the site?
None that OPC is aware of.
7. How will the 8pts for MBE/WBE/DisBE be scored? Is 8 points only awarded if the lead firm meets this criterion, if all the firms on a team are registered, or if some of the team members are registered?
Max points will only be distributed if all firms on the team are registered. Less than max points will be given if just a portion of the teams are registered.
8. Local vs. Global – Would a team with strong local presence, but primed by a national firm be awarded less?
Max points will be distributed to a team if the staff member or members doing most of the work are local. Less than max points will be distributed if main staff are not local.

Other relevant information:

In the final Master plan report, OPC would like to see a proposed siting location for a building that would house office space for 25 individuals, a public resource room for historical information, and a large meeting space. Other potential uses of the space (i.e. event space, concession stand) may come out of the planning process and community engagement.

After review and scoring of all RFP's, the review team will narrow the selection to a short list of 2-3 teams for in person or virtual interviews. In addition, OPC will request that the short-listed teams prepare a cost estimate for developing the Master Plan. The cost estimate shall be lump sum broken out by task. The final team selection will be based on both qualifications and experience and Master Plan development cost, 50% for qualifications and experience and 50% for cost.