



WAKE FOREST

BUSINESS & INDUSTRY PARTNERSHIP

Wake Forest Business & Industry Partnership (BIP)

RFQ for Landscape Architecture, Architecture and Engineering Services

RFQ #19-0001

ADDENDUM # 1

Wake Forest Business & Industry Partnership (BIP)
RFQ for Landscape Architecture, Architecture and Engineering Services
Site Tour Schedule

Site tours have been scheduled for Thursday, April 25th at 9:00 am and Friday, April 25th at 9:00 am. Interested parties should register for a tour by emailing Jennifer Gaston at igaston@wakeforestnc.gov. Further details will be provided upon registration.

Wake Forest Business & Industry Partnership (BIP)
RFQ for Landscape Architecture, Architecture and Engineering Services
Second Pre-Submittal Conference Call

A second pre-submittal conference call will be held on Tuesday, April 30 from 2:00 pm to 3:00 pm. The call-in number is (404) 920-1710 with access code 9591096.

Wake Forest Business & Industry Partnership (BIP)
RFQ for Landscape, Architecture, Architecture and Engineering Services
Questions Submitted to Date
April 18, 2019

RFQ Revision: A Phase I Environmental Site Assessment will no longer be required. A Phase I will be completed as part of a separate technical review of the site.

The following are the questions asked on the April 11 pre-submittal conference call, as well as questions received via email.

1. Do we have a survey of this site?
 - No. There is no official boundary survey, topographic or utility survey of the site. DFI has acquired all of the available data, including parcel boundaries and 2-foot contours from the Town of Wake Forest's GIS office or Wake County's IMaps.
2. Please describe the topography at the center of the site.
 - The center of the site is generally characterized as wooded with some medium slopes. The only current active uses on the site are the approx. A 100-unit student housing complex at the north eastern edge on McDowell Drive and 5 holes of the Paschal Golf Club along Richland Creek.
3. Is Hope Street an access point?
 - We would like the design team to consider the most suitable points of vehicular ingress/egress into the site. Hope Street, off Durham Rd., is one area we would like the design team to evaluate for its potential connection into the site.
4. Where are the stormwater ponds?
 - There is currently only one stormwater pond within the boundaries of the project site, which is located to the southwest of Agora Drive near the Wake Forest Crossing shopping center. That pond captures runoff for a portion of the shopping center while the rest of the runoff from the shopping center is captured in the pond behind the strip center (outside of the project site boundaries) as well as an outflow within the project site.
5. What do we know about the adjacent developable properties?
 - DFI will provide a parcel analysis of surrounding land ownership as part of the package of materials provided to the selected design team. Several different development plans have been discussed to date with the greenfield development sites surrounding the project site but to the best of our knowledge none of these projects are breaking ground anytime soon. Uses include townhomes and commercial office and retail development.
6. Do you know if the intent is to focus on building massing or massing with architectural intent? How much architectural will be involved and what level of graphics are desired.

- The set of deliverables that the selected design team will prepare includes a rendered master development plan for the full 170-acre site, both vertical and horizontal development programs (sf and estimated units of buildings, linear feet of roads, sf of stormwater ponds, # of parking spaces), 3d massing studies for each development opportunity within the overall master plan and cost estimates for the projected development. This portion of the master planning process will require the architectural services to include 3d-massing studies, gross vs net SF calculations, and unit counts and mixes for all buildings and structured parking within the master development plan.
7. How will the zoning be handled?
 - The selected design team will need to review existing zoning to prepare conceptual site plans. As part of the pre-development process, DFI will work with the design team to determine whether rezoning is required to maximize the site's potential.
 8. Will the existing structures on the site be demolished or retained?
 - There are currently a few buildings on the site, a residential development with roughly 100 units for Seminary students. SEBTS will likely relocate the student housing closer to campus and the existing buildings will be demolished.
 9. Will an archeological analysis be done?
 - An archeological and endangered or threatened species analysis will be conducted as part of a concurrent Smart Sites technical review completed by ElectriCities and its consultants. The analysis will be completed prior to the commencement of the site analysis and will be available to the selected design team.
 10. Is there a large right-of way going from east to west? Is there an existing utilities study?
 - A utility line running east to west was removed and there is no longer an easement. There is, however, a high voltage electricity line running adjacent to Richland Creek with an easement. A utilities survey of the site is not available.
 11. Has a flood assessment or wetlands study been completed?
 - A full hydrological study is available that includes FEMA flood data. Wetlands identification will be included in the Smart Site ElectriCities technical review.
 12. Will a market study be available?
 - DFI will be conducting a market analysis prior to the engagement of a design team. The results of that analysis will be provided to the design team and will inform the site analysis.
 13. What does "ability to deliver within budget" mean in the RFQ?
 - The selected design team will enter negotiations with BIP and a budget for the entire scope of services will be established. BIP seeks a partner with a track record of completing contracts within budget.
 14. Will a design team be precluded from joining a private development team?

- The selected design team will not be precluded from joining a private development team. Once the Solicitation for Development Partner Qualifications or Proposals is released, the site analysis work described in the RFQ will have been completed.
15. Will this be a single developer or potentially multiple developers?
- This will be determined through the pre-development process. The pre-development process led by DFI will allow the Town to determine whether it would like to select a master developer for the project or potentially multiple developers.
16. Is there a page limit restriction for this pursuit?
- No page limit. Please do not provide more than the information requested in the RFQ.
17. Can you please clarify the protocol and who we should reach out to schedule a site visit?
- The procurement page will be updated in the next week with possible dates and times for site tours.
18. What is the deadline for questions?
- The deadline for questions is May 1. A second pre-submittal conference call will be held on April 30 from 2pm to 3pm. The call-in number is (404) 920-1710 with access code 9591096.

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Pre-Submittal Conference Call Attendees

Firms in attendance at the April 11, 2019, pre-submittal conference call include:

- Ballard
- BohlerEngineering
- Cline Design
- CoastalEngineering
- Design Life Studios
- FalconEngineering
- Gensler
- JDavis
- McGill Associates
- Moseley Architects
- Pennoni Engineering
- Ratio
- Renz Collaborative
- Stewart Engineering
- Summit Design
- Timmons Group
- WithersRavenel

If your firm was in attendance and would like to be included on this list, please email Jennifer Gaston at jgaston@wakeforestnc.gov.

The Q&A from the conference call is also available on the Town of Wake Forest procurement page.