

## **325 Blake Road Design RFP Informational Meeting: Questions and Answers**

### **Q: When does the District and/or City anticipate having a developer under contract?**

A: If MCWD pursues redevelopment, it is anticipated that a developer would be selected during the first quarter of 2021. MCWD, the City, and the developer would then negotiate a pre-development agreement that would allow conceptual design work to commence.

### **Q: Who is on the selection committee? Can you provide the list of agencies if you do not know the specific names yet?**

A: The selection committee will be comprised of MCWD employees and potentially District advisors. No external agencies will be part of the selection committee.

### **Q: Is the Selection Criteria (Methodology, Experience, Cost) weighted? Can you provide the weights to the proposers?**

A: The selection criteria will be weighted. Review and selection is not an exact science, but the majority of points will be assigned to methodology, followed by experience, then cost.

### **Q: What lessons has MCWD learned from its projects that it would want incorporated into the 325 Blake Road project?**

A: Many of the lessons learned from MCWD's past projects have been incorporated into the RFP. Among others, MCWD has come to appreciate the importance of open and frequent communication and skillful coordination and project management, in addition to the technical aspects of a project. MCWD has also learned the importance of considering the long term maintenance and upkeep of its projects early in the design process in order to be good stewards of its projects for the long term. MCWD is an involved owner and remains actively engaged through the entirety of the design and construction processes.

### **Q: There has been previous work done along the creek near Blake Road. What was successful about those projects and were there lessons learned about solutions that were tried that you now would like to avoid using?**

A: MCWD has completed a variety of projects throughout the Minnehaha Creek Greenway using a wide range of stormwater management and restoration practices. MCWD places great value on creativity and innovation, but practical, cost efficient, long term maintenance is also a key factor in its decisions. Projects that are inviting to the public and provide an experience to the community require a higher level of scrutiny during design for aesthetics, maintenance and user experience.

### **Q: What milestones, if not met, would shift the project to Track 2?**

A: The major milestones that, if not met, would shift the project to Track 2 are: 1) A decision by the MCWD Board of Managers to not embark on a developer selection process; 2) a decision by the MCWD Board of Managers to not engage any of the prospective developers; 3) an inability to reach a mutually satisfactory integrated design with the developer; and 4) the inability of MCWD and the developer to reach mutually satisfactory terms to a purchase agreement.

### **Q: Has the developer already engaged a landscape architect and engineer (either firms or individuals) that will require further coordination with the selected contractor?**

A: A developer has not yet been selected and therefore no architect or engineering firms have been engaged for the redevelopment.

### **Q: If some of our project examples are out of state, would you consider a virtual tour?**

A: Yes, we would consider virtual tours of out-of-state project examples. We are most interested in seeing project examples that are both similar in scope to this project and highlight the work of the key proposed project personnel, rather than simply the best projects the firm has completed.

**Q: Will MCWD and its partners share what concepts it is exploring or would like to explore for improving water quality?**

A: At this point, MCWD is most interested in hearing from proposers about their ideas and recommendations for innovative water quality concepts. Once a consultant team is selected, MCWD staff will work closely with the project team to explore which concepts are most promising.

**Q: Administratively, does the MCWD prefer to have an engineering firm or landscape architecture firm managing the project?**

A: MCWD is open to either an engineering firm or landscape architecture firm managing the project. Seamless integration of the landscape architecture and engineering work will be critical and a project manager with a history of effective communication will be of primary importance, not only amongst the team, but with other key stakeholders such as the City and developer.

**Q: Is Wenck eligible to compete for this project?**

A: MCWD is conducting an open solicitation process and all qualified firms, including Wenck, are eligible to submit a proposal. MCWD is committed to a competitive and transparent process that yields the most qualified firm(s) with demonstrated experience in regionally and nationally significant projects exemplifying creativity, innovation, and accessibility. MCWD is excited to receive proposals from a wide range of firms and will evaluate each proposal and team on its merits and ability to deliver the project.

**Q: How will the District handle permit review? Is the District Engineer able to propose on this project or will they be doing permit review?**

A: Permit review will be conducted in the same manner it is for all District projects, with MCWD Permitting staff leading review and receiving technical and legal input from the District Engineer's staff and the District's attorney respectively. MCWD Permitting staff work closely with MCWD Planning and Projects staff to ensure that District projects meet all permitting and regulatory requirements and that these requirements are considered in the early stages of design.

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**Q: Will the presentation be made available to the attendees of the informational meeting?**

A: Yes, the presentation will be posted to the RFP website.

**Q: Is the District considering qualifications-based selection (QBS) for procuring contractors?**

A: The District has used best value procurement for some of its previous projects, but has not yet determined its approach to contractor procurement for this project. The District always requires some level of qualifications from its prime and subcontractors, but expects to work

closely with the selected design team to determine the best method for procuring qualified and cost effective contracting services.

**Q: Does the MCWD have a current survey for the overall site?**

A: The District does not have a current survey of the site post-demolition. The District anticipates completing a site survey in the near future and would expect to have the survey available by the time a design team is selected or shortly thereafter.