

ADDENDUM #1

January 26, 2026

**RFP TITLE: LANDSCAPE, ARCHITECTURE, AND RELATED SERVICES
HAPPY VALLEY COMMUNITY PARK**

PROPOSALS DUE: FEBRUARY 2, 2026 NOT LATER THAN: 2:00:00 PM

This Addendum modifies or clarifies the Solicitation Documents only to the extent stated herein. All portions of the Solicitation Documents not specifically modified remain in effect. This and all other addenda are hereby incorporated into and made a part of the Solicitation Documents.

Please acknowledge receipt of this Addendum by listing the Addendum Number(s) on the **Proposal Cover Page**. Failure to acknowledge addenda may result in the proposal being deemed non-responsive.

1. There is no change to the proposal due date
2. Additions to Solicitation Documents: Proposer Questions and City Responses (see below)

Proposer Questions and City Responses

1. Is the project fully funded?

Yes.

2. The rfp states that the City has acquired much of the surrounding land. Is all of the park land and right of way in the City's ownership presently?

Yes, reference the RFP Zone Boundary Exhibit provided.

3. Is there potential to extend the proposal due date?

The City does not currently intend to extend the proposal deadline; however, the City reserves the right to do so at its sole discretion.

4. Is there a plan showing the extents of Zone 1 vs Zone 2? In particular, which areas of parking are to be considered in Zone 2?

See attached RFP Zone Boundary Exhibit. The City is open to proposer suggestions regarding parking locations within Zone 2, as well as options for incorporating park amenities. Existing Zone 2 parking concepts may be used, provided they remain accessible and functional within the final revised design alternatives. Adequate parking is a high priority for the City.

5. Does the \$40 million construction budget include construction of the community center and other elements of the master plan now identified as part of Zone 2 or only Zone 1 elements and all 4 frontage public improvements?

The \$40 million estimate includes hard costs and a 10% escalation contingency for Zone 1, as well as associated frontage road improvements along the north and west sides of the park. Exact roadway construction requirements have not yet been determined. The \$40 million estimate also includes anticipated hard costs for limited improvements within Zone 2, including parking, landscaping, and utility improvements to support park development.

6. What is the funding source for the project?

City funding sources that are already secured or are forecasted to be secured within the project timeline.

7. Considering the comment about significant coordination with HHPR, it appears that public frontage improvements have been laid out already. Is HHPR designing the $\frac{3}{4}$ street improvements on all 4 frontages under separate contract with the City? Where does their contract end (the roundabout)?

Refer to the RFP Zone Boundary Exhibit. HHPR is currently under contract for roadway work associated with Scouters Mountain Road (SMR). Future civil engineering services required for roadway improvements to support park development in Zones 1 and 2 shall be included within the scope of design services under this RFP. The extent to which the roadways shown will be constructed as part of this project has not yet been determined.

8. Does the City provided “environmental data” include a geotechnical report or is the consultant to provide geotechnical services?

Geotechnical services for the project have already been contracted with GRI, and the draft Geotechnical Investigation Report (dated 10/06/25) for the site is included with this Addendum.

9. Is the City aware of any contaminated soils or other environmental concerns on the site (listed in the environmental data provided by the City)?

In addition to the Geotechnical study, the City performed additional testing on the site soils. That testing determined that nothing was present in the soil that would classify it as hazardous.

10. In Section 5.4 of the RFQ, it states: "Proposers shall also provide a preliminary, diagrammatic project schedule illustrating how the work will be executed from the current phase through construction completion. The schedule shall identify key milestones, anticipated design iterations, review cycles, and assumptions regarding revisions or refinements." Then in Section 5.6 it also states: "At a minimum, this section shall include: A preliminary, diagrammatic project design and entitlement schedule showing how the work will be executed...." Given page limits, does the City still want to see the schedule in both sections?

The City acknowledges that Sections 5.4 and 5.6 inadvertently request similar information. Proposers shall include the requested schedule information in Section 5.6, as outlined therein, and should disregard the following language in Section 5.4:

"Proposers shall also provide a preliminary, diagrammatic project schedule illustrating how the work will be executed from the current phase through construction completion. The schedule shall identify key milestones, anticipated design iterations, review cycles, and assumptions regarding revisions or refinements."

11. Who is on the selection committee?

The selection committee consists of City technical staff and the Owners Rep Consultant.

12. On page 5, it says not to exceed 20 pages, but then, starting on page 15, there are specific page limits for each of the sections (Firm Background (2P); Project Team (4P); Project Understanding (2P); Quality/Cost Control (2P); Scheduling and Phasing (2P); Other Differentiators (2P)) which only adds up to 14 pages. Which page limit(s) should we be following?

The City acknowledges a discrepancy between the page limit stated in Section 2 and the maximum page limits listed in Section 5. Proposers shall comply with the page limit requirements in Section 2 (not to exceed twenty (20) pages) and should

disregard the maximum length requirements identified within each individual subsection of Section 5.

Each Proposer shall determine the appropriate allocation of pages among the applicable subsections of Section 5.

As stated in Section 2 and reiterated here, the page limit applies to Sections 5.2 through 5.7 only. The Proposal Cover Page (Section 5.1) and Supporting Information (Section 5.8) do not count toward the page limit. Proposals exceeding the stated page limit may not have the additional pages reviewed or considered.