

1. We are reviewing the posted RFQ for the proposed 71-acre park and were not clear on the extent of the deliverables. It appears that the project scope is to develop a master plan, however there are items within the RFQ that allude to construction documents. Can you confirm that the intended scope is for a master plan effort only?

**Response:** The scope of work includes the following:

- 71-Acre Master Plan;
- Proposed Phasing Plan;
- Construction plans, specifications, and documents necessary to bid and build Phase 1 (\$1,000,000 budget)

2. Restroom facilities – how large (or small) will these facilities need to be?

**Response:** Restroom facility needs will be determined as part of the design process.

3. We are assuming that “interactive water feature” refers to a spray pad type of feature?

**Response:** A spray pad is very likely, but other features may be considered.

4. Are the pedestrian bridges assumed to cross wetland areas (such as a boardwalk) or are there other streams to cross?

**Response:** The pedestrian bridge would cross a stream located along the back of the property. You can see the approximate stream location on the aerial photo in the Barrow County tax records (QPublic) and in the attached rendering of the park. If a lazy river is constructed, then a pedestrian bridge may cross that as well.

5. What is meant by “continuous water course in shape of Braselton “B” logo”?

**Response:** Lazy River; for examples, see the Georgia “G” lazy river at Athens Ridge Townhomes in Athens, GA; see the Four Seasons Resort lazy river in Orlando.



6. How many cars are planned for the paved parking area?

**Response:** This will be determined as part of the design process.

7. Will an accel/decel lane be required along SR 124?

**Response:** An entrance will be designed and constructed in accordance with GDOT Driveway Encroachment Manual. It is expected that both accel/decel lanes will be required.

8. How wide are the paved walking/running trails anticipated?

**Response:** The width of walking/running path will be determined as part of the design process.

9. The RFQ refers to a construction budget of \$1,000,000. Does the design and engineering fee come out of this? This seems like a fairly low budget for a 71-acre park parcel and the scope elements listed in the RFQ. Are additional funds anticipated?

**Response:** The design budget is separate and is \$90,000. It is expected that full build out of the park would be phased over multiple years as funds become available. The initial construction funding identified to date is \$1 million and will be used for Phase 1.

10. How many community facilitation meetings are anticipated?

**Response:** There will be two meetings with the focus group, which will comprise no more than fifteen (15) members. Focus group will be organized by Town. Consultant is expected to facilitate the two meetings.

11. Is the project site located adjacent to a and behind the distribution center that is on the south side of SR124, that has Kichler Lighting on one end and PetCo on the other?

**Response:** Yes.

12. There is mention of Aquatics Design Services. Is this for items the K. Interactive Water Feature and I. Continuous Water Course in shape of Braselton "B" logo?

**Response:** Yes.

13. Due to the unknown scope of the "Aquatics Design Services" and the fact that there will still be community input and budget constraints, should this be a separate fee in the fee proposal?

**Response:** Yes. This service should be a separate line item.