



Rural Community Assistance Corporation (RCAC)
Proposal Responses, Lime Saddle Marina

This RFP is to facilitate the choice of an engineering firm to design and prepare construction bid documents and assist with construction management for the installation of an emergency standby generator.

1. How many sites are generators going to be installed at?

- As many as needed to operate the system during a power outage. It would help the system to determine how many generators would make the system self-sufficient during an extended power outage (> 4 hours, < 48 hours), and a priority list in order of which generator will have the greatest benefit to the system, understanding that the State may only approve one generator. Also, consider the first, most beneficial generator might be towable. A simple one-page table, listed in order of priority would be adequate.

2. How many sites will need to be visited to complete the Site Assessment Report?

- Consultant assessment should consider/include all water system components regardless of geography.

3. Does Lime Saddle Marina have any existing surveying with property boundaries identified for the site(s) getting generators?

- RCAC is not in possession of survey information for property boundaries. The Lime Saddle Marina system is mainly sourced from surface water and has in place direct filtration treatment facilities. Recommendations for the proper placement of the generator are part of this effort and will be in conjunction with system representative input. Please include an "optional" survey if one is determined to be necessary.

4. Scope of work (4)C mentions "Construction Bidding Assistance," does this include the development of front-end specifications?

- Yes, to include the cost to prepare all Construction Documents, defined as the written and graphic documents prepared for communicating the project design for construction and administering the construction contract. Consists of the drawings, specifications, contract requirements, procurement requirements, modifications and addenda, and resource drawings. Also, include a minimum of 3 generator manufacturers that meet the specifications.
- Provide bidding assistance/clarifications including responding to questions from potential bidders, attending the pre-bid meeting and job walk, assisting with the preparation of addenda (2 each), and reviewing the submitted bids.



Rural Community Assistance Corporation (RCAC)
Proposal Responses, Lime Saddle Marina

- 5. Scope of work (4)D mentions “Construction Management.” Does this include reviewing pay estimates, administering bidding and contract award process, reviewing and responding to submittals and RFI’s, processing change orders, and preparing as-built drawings?**

RCAC will:

- Review pay estimates and funding application paperwork.
- RCAC will administer the bidding and contract award process.

The selected firm will:

- Prepare a conformed set of bid documents incorporating any addenda issued during the bid period.
- Conduct site visits (3 each) during construction at appropriate stages TBD.
- Supply submittal list, review submittals and shop drawings, change order requests, and supply written recommendations to RCAC and the water agency. Assume 2 submittal reviews and 2 change order requests for budgeting purposes.
- Review and respond to contractor’s request for information (RFI) and clarifications during construction and provide written recommendations to RCAC and the water agency. Assume 2 RFIs for budgeting purposes.
- Participate in the final inspection and assist with preparing the punch list of deficiencies.
- Prepare and submit digital record (as-built) drawings to RCAC and the water agency.

- 6. Scope of work (4)D mentions “Construction Inspection,” how many inspections are anticipated?**

- Plan to be available for a minimum of Two (2) special inspections as determined by the local building department’s inspection card. A full-time inspector is NOT required.

- 7. Is Exhibit B and C required with the proposal for firms that are pre-approved to work with RCAC?**

- Exhibit B and C are not required for firms already certified under RCACs preapproval process.

- 8. Scope of Work (4)(a) mentions “Project timeline.” Does this include timeline and equipment lead times?**



Rural Community Assistance Corporation (RCAC)
Proposal Responses, Lime Saddle Marina

- Yes, (4)(a) does include best estimates for both construction timeline and equipment lead times.

*Clarification: RCAC is **not** recommending that the engineer hire the installation contractor. But we are asking the engineer to oversee the construction project. Our state contract/SOW and our MOU with the community, states RCAC is doing **all hiring**. RCAC will hire the engineer, purchase the generator, and hire the contractor to install the generator.*

The engineering Consultant should:

- a. Develop site assessment report*
- b. Develop design package*
- c. Develop permitting package*
- d. Develop installation budget and schedule for installation:*
 - i. Prepare a project timeline*
 - ii. Prepare operations and Maintenance Plan, including O&M Budget*
 - iii. Provide construction Bidding Assistance*
 - iv. Provide construction Management*
 - v. Conduct construction Inspection*
 - vi. Conduct final inspection and prepare engineering certification of completion*

RCAC is requesting the engineer prepare the bid docs and assist with the preparation of a construction contract. The construction contract will be executed by the installation contractor and RCAC.

Site Plan on next page___