



RFP – Fairgrounds Geotechnical Engineering Services

Addendum #1

1. Is there a current site plan available that shows the proposed development layout (building footprints, pavements/roadways, and known utilities)? If so, could you share PDF files for an accurate boring layout and mapping? **Attached is the latest version of the concept masterplan for the Fairgrounds site and a highlighted proposed alignment for the access road (easement) running through the neighboring property. Utilities are planned to follow the roadways, but not yet determined. The main access road is proposed to be paved, other roads are not yet determined to be paved or not paved.**
2. Do we have discretion to add, relocate, or adjust the number of soil borings based on observed site conditions and anticipated subsurface variability, provided we maintain budget transparency and obtain written authorization for any net increases? **Yes, to be discussed upon selection of a firm and awarding.**
3. May we include rock coring in our scope to characterize the bedrock profile, given the karst setting (fracture characterization, weathering, and void/solution feature documentation)? **To be determined after award, please provide your qualification for this service as part of your response.**
4. Would you like a karst survey included to confirm previously mapped features and screen for additional potential features (desktop review, targeted walkover, and structure-focused reconnaissance)? **To be determined after award, please provide your qualification for this service as part of your response.**
5. Is electrical resistivity tomography (ERT) an acceptable investigation method to propose for delineation of potential voids, low-resistivity zones, and zones of contrast consistent with karst activity? If so, should we price it as base scope or as an alternate? **To be determined after award, please provide your qualification for this service as part of your response.**
6. For the environmental component, can you confirm whether a Phase I ESA is required, and whether any Phase II sampling is anticipated or should be carried as an optional task? **To be determined after award, please provide your qualification for these services as part of your response.**
7. How does Montgomery County envision the project scope being developed and executed? **Upon selection a full scope will be reviewed with the project team including but not limited to, Montgomery County's Owner Representative (Commonwealth Development Group, Inc), Construction Manager, and Design Team.**

8. What is Montgomery County's definition of field tech? **A junior level employee assisting with a senior field staff member.**
9. Who will be our client for this project? Our understanding is if the County is our client, then we cannot provide the Proposed Fee Structure as it would violate state law for qualifications-based proposals. **Contractually the selected firm's client will be listed as Montgomery County, Tennessee Government and will be taking direction from Montgomery County's Owner Representative (Commonwealth Development Group, Inc.). Fees will be reviewed and to be determined upon award, please omit any reference to fees within the RFP.**
10. Is the scope of services anticipated to include only a Phase I Environmental Site Assessment, or are wetlands services also expected? **Wetland services are TBD at this time and will be determined as the project scope develops. Please provide your qualification for this service as part of your response.**
11. Section 5 "General Proposal and Team Requirements" requests contact information for the engineering team in two locations:
 - **Introduction Letter** - "Provide a breakdown of the engineering team starting with the Principal Engineer, Senior Project Manager, and field techs needed, including contact information – phone, email, address, etc .
 - **Team Overview** - "On a single page, provide a brief list of all project participants. Include the name of each key staff member to be associated with the project. This page should include contact information for each staff member anticipated to assist with this project."To avoid redundancy and maximize the clarity of our proposal, may we include the complete contact information (phone, email, address) for all team members in the Team Overview section only, while referencing key team members and their roles in the Introduction Letter without duplicating their full contact details? **Yes, all information provided in the Team Overview section will also complete the objective of the Introduction Letter.**
12. Is there a need for consulting based off of wetlands, streams, or similar? Environmental site assessment was mentioned in the geotechnical scope. **Wetland services are TBD at this time and will be determined as the project scope develops. Please provide your qualification for this service as part of your response.**
13. TCA 12-4-107(a) requires that design professionals for public projects in Tennessee be selected through qualifications-based selection (QBS). Additionally, the State Board of Architects and Engineering Examiners has adopted rule 120-02-.02 that precludes registered architects, engineers, and landscape architects from participating in any system that does not comply with the law. The request for budgets and unit fee schedules is in violation of TCA 152-4-107. We suggest that this fee portion of the process be engaged once the firm has been selected based on qualifications and experience. We have included a Guide developed for Tennessee for reference. **Fees will be reviewed and to be determined upon award, please omit any reference to fees within the RFP.**

14. Can you confirm if field inspections and monitoring refers to design phase tests, and construction phase services are excluded? **Correct, Construction phase services will be requested at a later date.**
15. Regarding Section 5 "General Proposal and Team Requirements," the Team Overview requirement states: "On a single page, provide a brief list of all project participants. Include the name of each key staff member to be associated with the project." For clarity, would you prefer the Team Overview to be presented as an organizational chart showing reporting relationships, or as a written list of team members with their contact information? **Written information rather than flow chart is preferred.**