



## **PORT WASHINGTON DOWNTOWN AND LAKEFRONT PLAN** **RFP Questions and Replies**

**Q: What is the current status of the Blues Factory site?**

A: The “Blues Factory” site is still owned by the developer and is re-formulating development plans for the site.

**Q: Can you elaborate on the meaning of “Public Marina Operations.” There rest of the RFP seems to be entirely about design. This is the only component about operations.**

A: The intent of including “Public Marina Operations” under Desired Experience is to inform interested firms replying to the RFP that a basic understanding on the needs and operations of a municipal marina will be useful in assisting the City in formulating ideas and plan recommendations related primarily to the dichotomous relationship between marina parking needs and a desire for an expansion or improvement of marina tenant amenities.

**Q: The RFP states that the plan process is scheduled to occur over an 18-month time period. Based on similar projects we’ve executed, we’ve executed similar projects in a 6-12 month timeframe. Is there a particular need for the project to span 18 months?**

A: No. A shorter time horizon would be great. The 18-month time-period is taking into account any possible lag time and a longer than anticipated approval process.

**Q: What is the anticipated demand for additional construction of various types of uses in the study area during the next ten (or so) years?**

A: I cannot provide a quantifiable demand estimate. However, the city is experiencing residential conversions and teardowns in and near the study area and recent condominium projects are reporting high demand. Commercial vacancies on Franklin Street is very low. Other types of development anticipated include mixed use – particularly on water fronting sites; and multi-family residential. Single-family residential is anticipated to be a topic of discussion.

**Q: What is the desired form of the proposed fee? If it is an “all-inclusive cost” is it necessary to provide a breakdown by staff member and task, and expenses?**

A: All-inclusive is desired and cost breakdown is requested.

**Q: How long is a workshop? In my experience workshops/charrettes allow for three feedback cycles. Is each workshop anticipated to be one feedback cycle?**

A: I’m not familiar with “feedback cycle”. In my experience a workshop consists of approx. 2-3 hours of traditional workshop activities and is the last stage of the public input process before drafting final plan recommendations (Task 5.1)

**Q: Is there flexibility on the process if all other objectives are met?**

A: This is a possibility.

**Q: Can you elaborate on Task 5.1 which calls for a mini-charrette or multiple meetings?**

A: This is a meeting with plan team and plan consultant to review public input and workshop results and confirm key plan recommendations and associated images/graphics and layout. This may be in the form of a half or full day mini-workshop or charette resolving and confirming such items or shorter, multiple meetings.

**Q: Page 4 mentions that up to six sites that are susceptible to change will be identified. Can you disclose the locations of the six sites or provide additional information?**

A: This is a good faith and solid estimate but the plan process will confirm such sites. As mentioned in the RFP, the marina will very likely be one of those sites. The Draft future land use plan, located on the Planning Department website, indicates the "Jadair" site to be a site susceptible to change and is located in the plan study area.

**Q: Can you clarify how many project examples can be included in the submittal? It appears to be a minimum of two examples; it is unclear, however, how many examples can be provided for subcontractors.**

A: Thank you for the specific question / clarification. Two samples from each firm participating, either in the role of a sub or prime can be included.

**Q: Has the City completed a market study or parking study in the past? If not, is this an item the City may consider if additional funds become available, or are these studies deemed not necessary for this project?**

A: A downtown parking study was conducted in 2014 and is located on the Planning Dept web page. A market study was conducted in 2005. Any new funding for a market study is unlikely.

**Q: The marina is identified as a site susceptible to change. Is this for recreation and open space, or is there desire for additional development in this area?**

A: It depends on who you speak to. There is a desire for both. Are they mutually exclusive? That is a question we want to pursue.

**Q: Can you elaborate on current issues related to traffic flow?**

A: The city is experiencing increased visitor traffic, including those hauling boats, causing concern from some about safety – for all modes. The ability to navigate across or onto Franklin Street via car is an often-heard issue.

**Q: Are you looking to amend the existing downtown guidelines or are seeking site-specific design guidance for redevelopment sites?**

A: It depends on the public input process. An entirely revised or new set of downtown guidelines or standards is not expected out of the current budget. Site specific guidance is mentioned in the RFP.

**Q: Can you clarify who will be part of the selection team?**

A: The six-person selection team will be made up of a "downtown plan team" representing the following:

- Port Washington Main Street
- Franklin Street business owner
- Grand Avenue business owner
- Downtown resident
- Port Washington Marina

- City Planner

**Q: Is an architect or an architectural firm a required component of a submitting team?**

A: No, but knowledge and experience conveying architectural concepts and ideas and creating relevant building and site plan images will be helpful.

**Q: Would the City entertain a separate proposal just for the Lakefront portion of the project?**

A: Not at this time.

**FIRMS SUBMITTING QUESTIONS:**

- 1) GRAEF
- 2) Vandewalle & Associates
- 3) Konveio LLC
- 4) Studio GWA
- 5) MSA Professional Services
- 6) Cedar Corporation