



Fair Park, A National Historic Landmark

**FAIR PARK
COMMUNITY PARK
CONSTRUCTION MANAGER AT RISK (CMAR)
RFQ QUESTIONS AND ANSWERS
#6-112021.1**

Questions and Answers

- Can we get a copy of the contract you intend to sign with the selected CMAR? **We will share with shortlisted teams. The contract will include AIA A133 and AIA A201.**
- The RFQ has a page limit of 40 pages excluding the cover letter, resumes and attachments. Are covers, section dividers and our financial information (Section IV, Question 2) included in this count? **Those items can be in addition to the 40 pages.**
- Could a more detailed schedule for the parking garage be shared? **We do not yet have a detailed schedule for the parking garage, but we do have milestone dates. Phase 1 of the garage will open concurrently with the Community Park's groundbreaking (approximately Q2/Q3 2023). Phase 2 of the parking garage will be delivered 12 months after that (approximately Q2/Q3 2024).**
- Is there a design schedule available including, but not limited to, SD, DD, CD deliverables? **As it currently stands, the Community Park draft schedule is as follows:**
 - **SD: now – 4/2022**
 - **DD: 4/2022 – 8/2022**
 - **CDs: 8/2022 – 12/2022**
 - **Construction: Q2 2023 – Q4 2024**
- What is the frequency of design meetings? Is the expectation of the team to have the GC participate? If so, are they virtual, in person, etc.? **We currently have meetings on average every other week, and GC should plan to participate. These meetings will mostly be virtual, with an occasional in person meeting.**
- Are there any existing underground utilities or easements we may encounter underneath the park? **Yes, we can share the survey of the site with the shortlisted teams.**
- Are the storm drain and sewer utilities at the street capable of handling drainage and sewer from the new space?
 - Will the new lines need to be upgraded in any manner? **They will need to be upgraded. Also, the design team is working on green strategies to minimize and mitigate stormwater such as bioswales and rain gardens.**
- When will we see the water detainment tank location and drawings? Will the tank feed to all the lawn areas in the park? **Current plans do not include a detainment tank.**
- Are we to try and relocate or save any of the existing trees that are currently in the property? **Yes, particularly those along Fitzhugh. There has not been a final determination on what trees will be saved, but we do have a full arborist report, which we can share with the shortlisted teams if desired.**
- Are there any work hours limitations (noise control) due to us working in a neighborhood? **We must follow the City of Dallas noise ordinance.**
- Is there a lot of fill or soil to take out because of new/different drains and elevations? **We will have a fair amount of regrading, but the design team is attempting to balance cut/fill on site. The desire is to utilize any of the cut from the garage site on the Community Park site. We will have more information on this in the next month and can share with the shortlisted teams.**
- Have all the new sidewalks and paths been made to work with ADA slopes and inclines and slope percentages? **The intent is that all new sidewalks and paths will be ADA compliant.**
- Is there any phased turnover of the park project itself? **The Community Park will be built in one phase.**
- Is there any other future work planned while we are onsite on areas directly adjacent to the site besides the garage and sidewalk project? **Those are the only projects that will**

take place during the Community Park construction. Other future projects are further out.

- What is the frequency of events happening at surrounding areas? Are we expected to stop work when there are events taking place?/What is the expectation while events are taking place? **There is no intention to stop construction work around adjacent events.**
- Will we have space for laydown and construction parking or will we have to find a place offsite? **This will be a point of coordination during construction planning with the client.**
- Is there a traffic/delivery plan already in place? Are there any restrictions on deliveries/traffic flow? **No plan currently in place. The CMAR will help lead this effort.**
- Please provide the current AIA Standard Agreement for review. **We will share with shortlisted teams. The contract will include AIA A133 and AIA A201.**