



## Overlake Village South Detention Vault Project

### Questions and Answers

Please direct any questions concerning this Request for Proposal, the City's requirements or its evaluation process to the agent listed below. No other City official or employee is empowered to speak for the City with respect to this acquisition. Any information obtained from any other source shall not be binding and may disqualify your proposal.

Questions that are received after March 20, 2011 may not be answered.

Questions will be answered, in writing, on the project web page.

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**Project Webpage:** <http://redmond.gov/cms/One.aspx?portalId=169&pageId=39100>

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**Question 1:** What is the budget for this project?

**Response:** The engineer's estimate for this facility is \$12.6 million, as detailed in the Overlake Village Stormwater and Park Facilities Conceptual Design Implementation Plan.

[http://redmond.gov/UserFiles/Servers/Server\\_6/File/pdf/StormwaterOVSPJPJuly82010.pdf](http://redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPJPJuly82010.pdf)

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**Question 2:** Who completed the conceptual design work, and is the City planning to hire them again?

**Response:** Otak, Inc. led the project team that included Berger Partnership and GeoEngineers. The City is pleased with the work from these firms, and welcomes new ideas from other qualified firms, as is evidenced by this request for proposal that included 138 firms from the Shared Procurement Portal.

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**Question 3:** Northwest Hydraulic Consultants prepared the stormwater basin models. Should they be on my team?

**Response:** The City intends to engage NHC in the stormwater modeling that requires updates to the PCSWMM and HSPF models that they created for the City, in support of this project. That work could be accommodated within NHC's on-call stormwater modeling contract or could be integrated into the project team. Other stormwater modeling, such as detailed design of control structures, may be performed by others.

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**Question 4:** What is the status of the geotechnical engineering work?

**Response:** GeoEngineers is performing monitoring of groundwater elevations in the wells installed as part of this project under their on-call contract. They are also completing a mounding analysis in support of the design of the large infiltration facility proposed at NE 26<sup>th</sup> Street. That mounding analysis should be completed in April. Additional analysis for the other infiltration facility, or other geotechnical tasks that support this project should be incorporated into this stormwater vault contract.

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**Question 5:** Are there grants, federal monies, or M/W/DBE requirements for this work?

**Response:** No.

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**Question 6:** What is the status of the 152<sup>nd</sup> Corridor Study?

**Response:** Staff is presenting the proposed Overlake Village Street Design Guidelines and Regulations in a City Council Study Session on March 8, with adoption proposed for April.

<http://redmond.gov/Government/CityCouncil/MeetingInformation/>

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**Question 7:** What is the recent history of this project?

**Response:** 2006 - The City of Redmond negotiated with Ecology and adopted a regional facilities plan for management of stormwater in the Overlake neighborhood.

<http://redmond.gov/cms/One.aspx?portalId=169&pageId=1868>

2007 - The Overlake Neighborhood Plan was adopted, developing a vision for development of the neighborhood along with plans for implementation of that vision.

<http://redmond.gov/cms/one.aspx?portalId=169&pageId=540>

2010 - The City adopted the Overlake Village Stormwater and Park Facilities Conceptual Design Implementation Plan. The plan identified two regional stormwater facilities to be collocated with park facilities, along with new urban pathway and neighborhood low impact development.

<http://redmond.gov/cms/One.aspx?portalId=169&pageId=24228>

2010 - The 152<sup>nd</sup> Ave NE Corridor Study project presented City Council with an adjustment to the location of the proposed facilities to coordinate streets, stormwater, parks, plazas, and utilities with proposed Sound Transit light rail. The adjusted locations are shown here:

<http://redmond.gov/common/pages/UserFile.aspx?fileId=14073>.

2011 – The Planning Commission and City Council are in the process of adopting the adjusted locations for the stormwater and park facilities.

**Question 8:** Is Bellevue a partner in design and construction of this vault?

**Response:** There have been several conversations between Redmond and Bellevue staff regarding the proposed vault. At this time, there is no plan for a Bellevue contribution to the facility. Bellevue has written letters of support of the project for grant applications.

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**Question 9:** What kind of public outreach do you envision?

**Response:** The community has been well briefed on the proposed project. The purpose of the outreach will be to keep key stakeholders aware of the project as it proceeds and to provide timely information to residents, tenants, customers, and business owners in the area. There will also be briefings to the Planning Commission and the City Council.

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**Question 10:** How do you envision support of property acquisition?

**Response:** The easement or property acquisition for this project will likely include review or preparation of site development concepts for the subject property, presenting clear information about how participation in this project by the property owner will be beneficial in the short term and the longer term, and will not harm the existing retail businesses on the premises.

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**Question 11:** Will the informational meeting presentation be posted on the website?

**Response:** Yes. It is posted under *Project Specific Information* on the project webpage.

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**Question 12:** Can you talk about the importance of 151st and how much design will be needed?

**Response:** There needs to be a conceptual design level to confirm that the vault will not be in the roadway. Alignment between NE 20<sup>th</sup> Street and NE 24<sup>th</sup> Street, and confirmation of the general design requirements that have been developed by the 152<sup>nd</sup> Corridor Study.

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**Question 13:** Can you talk about the importance of 151st and how much design will be needed? Will the City do that design in-house?

**Response:** See the response under Question 12. The 151<sup>st</sup> Ave project is not currently funded. The street would likely be developed as part of new development.

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**Question 14:** What is driving the schedule for the vault to be completed by 2015?

**Response:** The City has already collected developer funds and we have an agreement with Ecology to get the stormwater addressed by 2015.

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**Question 15:** With whom in Bellevue has Redmond coordinated?

**Response:** There have been some large meetings in Bellevue in which Redmond staff presented this project, seeking interest in participation from Bellevue. Bellevue staff included managers from various divisions, from parks, to utilities, to engineering.

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**Question 16:** Why was this project not awarded grants from Ecology's recent offering?

**Response:** The project ranked too low. We believe it ranked low because the grant program was primarily for water quality, while this specific project is focused more on flow control.

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**Question 17:** Who did your surficial geology mapping?

**Response:** The City hired GeoMapNW to perform that work. Their report is on the project page.

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**Question 18:** Can the City do a site tour?

**Response:** The City will not be conducting a site tour.

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*Added March 17, 2011*

**Question 19:** What information does the City want to see in the requested level-of-effort chart mentioned on the top of page three in the RFP?

**Response:** At a minimum, the requested level of effort chart should identify the anticipated design tasks for the project along with a preliminary estimate of the labor hours for each project task. Keep in mind, the City is aware that some tasks will be 3<sup>rd</sup> party dependent for completion. Any assumptions made by the consultant in developing the level-of-effort chart should be noted in the proposal.

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