

RFP Questions and Answers - Updated on: August 4, 2025

1. *For the cost proposal, would the District like to see a cost per park or a total cost?* The District **requires** that cost estimates be separate for each park and cost estimates **must** have quantities in the line items.
2. *Was any community outreach completed?* No community outreach has been completed. That will take place during the concept development stage.
3. *Is community outreach desired as a part of this project?* Yes, we expect to see your response include two distinct community outreach sessions, as outlined in the RFP/RFQ.
4. *Would like proposals to be submitted as hard copies, or are electronic copies are also accepted?* Please refer to the RFP/RFQ for the submittal formats.
5. *Are the mass grading improvement plans available in CAD?*
 1. *Is there a modeled surface that goes along with the grading design?*
 2. *Is that something you can share for review during proposal preparation?*
 1. Mass grading plans are prepared for the City of Rancho Cordova Public Works, and we get a copy of those so that we can plan the general grading for our park sites. We will supply this information to the successful consultant.
6. *Are there existing water, sewer, electrical, and/or storm drain stubs in the park area? If not, is there infrastructure in the adjacent streets that the park project can tie into?* Yes, there are existing water, sewer and electrical connections at the frontage areas of the park sites already installed.
7. *Will offsite improvements, such as sidewalks, driveways, street lighting, etc. be required to be included in the scope of proposed improvements for the parks?* Only if they are necessary to facilitate the design of the park and are not already included in the infrastructure.
8. *Are the parks included in an overall community stormwater management area or will stormwater treatment need to be managed onsite?* There is an assumption that, due to the size of the parcels, that stormwater needs to be managed on site. Stormwater design is inspected by the City.
9. *Will the District be providing the mass grading improvement plans for review prior to consultant selection?* NO

10. *Will the District be providing geotechnical engineering reports for the park sites, or should we include a sub-consultant for this?* Do not include a sub-consultant-CRPD will be requesting the geotech from the Developer later in the process and will rely on that for acceptable conditions.
11. *Can we assume that secondary electrical power is available at both sites that will satisfy the District's anticipated power needs?* Yes, secondary power will be provided in the frontage improvements as a pull box. The consultant will need to design the Tesco panel and breakers per the needs of the proposed design.
12. *Can the District provide digital copies of the grading and utility infrastructure plans at each of the park's street frontage for review?* CRPD will provide grading and utility plans to the successful consultant after award, in .pdf format
13. *Related to question 12, we noted during our site visit that neither park appears to have storm drain infrastructure built into adjacent sidewalks and gutters, and both sites have grades that drop away from those adjacent sidewalks to the north. Is it correct to assume the District expects stormwater runoff to drain north into the adjacent open space parcels?* YES
14. *Related to question 12, a restroom is listed as a potential element at the Parcel D park site. Is there a sewer stub located within the site for connection, or would a new street connection be necessary?* Yes, there is an existing sewer stub at the site.
15. *Related to the question about potential sewer connections, will the District allow a drinking fountain to drain to a sump for these parks, or will a direct sewer connection be expected at drinking fountains?* No, Sacramento County does not allow sumps. Connect to sewer.
16. *Off-street parking is listed as a requested amenity at the Parcel D park site. Can we assume that the (e) driveway/curb ramps installed with the roadway improvements will be adequate for off-site access, or should we assume demolition and replacement with a more commercial level driveway?* Assume demo and replacement
17. *We see there are two water meters and backflow preventers installed at each park site. Can we assume the smaller is for domestic use (drinking fountains, etc.) and the larger is for irrigation? Will either of the irrigation water meters be required for connection to future regional trail improvements that may connect these 2 parks, or any other future landscape outside of the park sites?* Yes, assume smaller is for domestic. The City will own the adjacent open space parcels and provide separate utility connections for those parcels.

18. *Can the District provide any available water pressure data to help determine the need for booster pumps for irrigation system operation?* CRPD will provide pressure data to the successful consultant after award.
19. *The RFP mentions the City of Rancho Cordova Morrison Creek Trail to the north of both parks. Is the trail designed and how much coordination is anticipated by the design team or is this assisting CRPD?* The trail corridor/easement has been designed, as well as the open space parcels the City owns and will build and maintain. The trail sections traveling through the park sites are expected to have easements and their own parcels through coordination with the City, once the alignment is determined as part of the park design process.
20. *The RFP mentions the possibility of a restroom facility for the trailhead. Is the CRPD open to a prefabricated building?* A prefabricated building is the norm for CRPD for restrooms.
21. *Is there a geotechnical report available from the subdivision development and does it cover recommendations for restrooms, shade structures and other potential park amenities or should we include geotechnical exploration and structural engineering as an optional service?* The geotechnical reports from the developer will be provided to the successful consultant, but you can provide the options for additional geotech, and the structural engineering will be necessary for permitting the shelter and playgrounds.
22. *Is security/pathway lighting being considered for these parks and/or should we include this as optional service?* Security lighting and lights in shelters are our typical requirement for Neighborhood parks.
23. *Is a splash pad being considered for the parks and/or should we include this as an optional service?* Splash pads are not being considered for the parks at this point, considering the budget constraints.
24. *Does CRPD provide frontend specifications or is that the responsibility of the design team along with technical specifications?* CRPD will provide the front end for the specifications.
25. *On Page 9 of the RFP it indicates no markups on reimbursable expenses, but Exhibit B on Page 38 shows printing at 1.10 x actual cost; please confirm if markup is or is not allowed on reimbursable expenses?* Please assume no markup on reimbursable expenses.
26. *Please confirm that the table on Page 15 is correct as opposed to the dates in the paragraph above the table?* The paragraph has an error in the park opening date. Please use the table as the correct anticipated project schedule.
27. *Will plans need to be separately routed through SASD or just through the city?* We believe that the City will route the plans to SASD but the consultant will need to verify by contacting the Public Works Department for the City of Rancho Cordova.
28. *Can you please provide the name of the water purveyor.* The plans show Sacramento County Water Agency.
29. *Are geotechnical services required?* Please see question #10 published on our website under "RFP Questions and Answers."

30. *Is there an existing topographic survey of the site?* Please see question #5-2-1 published on our website under "RFP Questions and Answers."
31. *Are there any specific requested park amenities for Parcel F?* Our Neighborhood Parks typically have a playground, shelter w/BBQ, drinking fountain, trash cans, interior walkways and passive use or multi-sport turf areas as a base set of amenities. No off-street parking or restrooms are included normally in our Neighborhood Parks.
32. *Is there a Master Environmental document from the developer that can be made available for review, and will there be any additional environmental services needed?* The required environmental review and documentation is normally provided by the developer for the entire development, and can be made available to the successful consultant.
33. *What is the estimated project completion date?* Project schedule dates will be determined by the acceptance of the parcels for park development. As of now, those dates are uncertain. It is assumed at this point that the consultant will start work on their scope in October of 2025 and construction would begin in early Spring of 2027.
34. *Can you please confirm that there will be no community outreach required and that the District will provide the park element programming?* The requirements for community outreach are described in the scope of services.
35. *Are there utilities on site? If so, what?* The developer is providing water, sewer and electrical stubs in their frontage improvements
36. *Can we assume design fees are included in the \$4 million construction budget?* No, the \$4,000,000 construction budget does not include the scope of services described in the RFP.
37. *Is there an anticipated design/soft cost budget?* The overall project budget is \$5,400,000.