

Botanical Building and Gardens Phase 2 Design Project RFP Questions and Answers

11.3.2023

1. Does a Cultural Landscape Report exist for the Building and/or Garden?

We are not aware of any cultural landscape report that covers the exposition time periods or specifically the Botanical Building and Gardens. There is a cultural landscape heritage report that covers the time period of 1868-1910, for the entire park. The report is in the attached support documents. [Click Here for the Link](#)

2. Has a Restoration or Rehabilitation Treatment Plan for the Garden/Fountain/Pergola been done?

No. Part of the scope for this RFP work is the creation of the restoration guidelines or “treatment plan” for the restoration repairs of the exterior fountains, balustrades, urns, etc. The pergola reconstruction shall also include the historical research for the restoration/reconstruction guidelines and be included in the plans, specs., and details for city submittal.

3. What specifically is the NEPA form requested for FBP and NPS review and approval? (pg 10)

The NEPA form is required as part of the Save America’s Treasures (SAT) federal grant funding. The form can be found on the NPS website and in the attached support documents. [Click Here for the Link](#)

4. Is the reconstruction of the pergola to be bid out and performed by a contractor? Yes.

5. Is the restoration and repair of the urns, bridge balustrades, railing and fountains to be performed by the city in-house? The restoration and repair of the urns, bridge balustrades, railing and fountains will be done by Forever Balboa Park (FBP) hiring a contractor.

6. Will the waterproofing, lighting, and plumbing for the fountains be excluded from this scope?

The City has told us that the plumbing on the fountains works fine, however the consultant will need to assess the other items listed.

7. Does the City/FBP have geotechnical reports from other projects that can be used for the reconstruction of the pergola, or should geotechnical investigation and report be part of this scope of work?

The pergola location is significantly outside of the area of phase 1, therefore earthwork, grading, and geotechnical work will need to be done for the reconstruction of the historic pergola.

8. Does FBP have a budget for this construction work? Or for this design work?

We do not have previous cost estimates for construction for this new scope of work. Construction cost estimates are part of the scope of work for this RFP. Funding for the Design phase outlined in this RFP has been secured. Funding for the construction of Phase 2 is in process with the FBP capital campaign.

9. Where are the components of the pergola currently located?

There are no components of the historic pergola. It is a complete recreation/reconstruction.

10. Is there documentation of the condition of the pergola components? Not applicable.

11. Is the Desired Timeline, particularly with regard to the project deliverable deadlines, flexible? –in that our proposal may suggest an alternative timeline?

The desired timeline is based on the latest information known with regard to Phase 1. As with all projects, the timeline may change depending on Phase 1 progress and completion. The goal is to have Phase 2 open to the public as soon as possible following Phase 1, and meet the need of the federal grant funds. You are free to make suggestions in your proposals that align with and support the project goals.

12. Will you let us know who produced the Conceptual Plan View drawing shown on RFP page 4? The conceptual plan was produced by the RNT Architects & Spurlock Landscape Architects team in 2015-2016.

13. Is the firm responsible for the Conceptual Plan View drawing expected to be considered for this Phase 2 project work? No firms are excluded from submitting a proposal for this RFP work.

14. If we were not able to attend the site visit, may we still be considered for this pursuit? The site walk was not mandatory, therefore all submitted proposals will be reviewed and evaluated based on best qualified.

15. Please confirm that the site lighting scope includes replacement fixture selection, lighting controls, and verification of Title 24 requirements.

This will be discussed at the kickoff meeting with the city, however, part of the scope of this work is doing the site inventory to see which fixture may remain, which fixtures will need to be newly added in support of the new planting design, and how a new or upgraded systems can allow the city to operate and maintain this new/upgraded lighting system for the future use of this space. As we learn more information from the city on this topic, we will post and email more information.

16. Is there a historic precedent for the pergola lighting? Are lights intended to be attached to the structure itself?

The pergola in the Alcazar Garden could be used as reference regarding precedent for the pergola lighting.

17. Is any recycled water irrigation planned? We believe the source is domestic water but would like to confirm.

The source of irrigation water is domestic water not recycled water.

18. Are the sculptures of human figures intended to be restored along with the pergola? No.

19. Are the stairs that were historically present at the base of the pergola intended to be eliminated to facilitate accessibility?

This is something that will need to be discussed with city historic resources staff as part of the scope of work for this RFP during the design process.

20. Does the City have original drawings for the pergola or other site features (fountains, urns, railings, etc.)

The investigation of historic drawings is part of the scope of work for this RFP.

21. Page 3 paragraph 1 and Page 4 paragraph 2 indicate that the repair specifications/guideline report should include "other miscellaneous exterior landscape furniture and fixtures." Can the City provide a more detailed summary of what this should include?

This RFP design and construction work is facilitated by Forever Balboa Park (FBP) not the City. FBP will work with the consultant and the City to identify site design needs. However, it is part of the scope of this RFP work for the consultant to do research, inventory and analysis of the project site and make project design and site feature recommendations in alignment with the goals of the historic landmark restoration project. These could include bench locations, trash receptacle locations, etc.

22. Reference is made to Phase 1 of the construction as a Capital Improvement Project (CIP). Can we please get a copy of these plans?

The winning RFP consultant will be given access to Phase 1 CIP files that overlap with and are applicable in support of Phase 2.

23. When is Phase 1 scheduled to be completed? Phase 1 is scheduled to be complete in summer of 2024.

24. Will Phase 1 completion result in any areas that will be blocked off from public access until Phase 2 is constructed and completed? The goal is to open the site to the public as soon as possible and with as little disturbance to park visitors as possible. We do not believe Phase 1 completion will result in any areas blocked off from the public until Phase 2 is complete. There will probably be Phase 2 areas that will be blocked off for the

public when Phase 1 areas are open to the public. We are open to the consultant making recommendations on timing and sequencing as part of the scope of work.

25. Will a topographic survey of the limits of Phase 2 be provided or the consultant to conduct a topographic survey with the current construction ongoing of Phase 1? The consultant shall conduct a topographic survey of the site. Planned finished grades in Phase 1 overlap areas will be provided to the winning consultant where available and appropriate.
26. Will any as builts be made available? No.
27. Confirm this project will be considered a Priority Development Project which exceeds removal and replacement and/or new impervious area of 5,000sf. The potential need for any removal and replacement of impervious surfaces is part of the scope of investigation for this RFP work.
28. Given the partial federal funding for the project, has Forever Balboa Park determined the need for NEPA/Section 106 review? And if so, what is it? Yes, please see the section of the RFP that discusses the NEPA requirement on page 10 of the RFP. "Consultant shall meet the Secretary of the Interior's Standards for Archeology and Historic Preservation and shall complete a National Environmental Protection Act (NEPA) Form for FBP and NPS review and approval." Also see the answer to question #3 above and the attached [NEPA form](#).
29. Given the partial federal funding for the project, has Forever Balboa Park discussed with City of San Diego Historic Resource Staff a process for addressing NEPA/Section 106 Findings of Effect reports and SHPO review and concurrence on the report? And if so, what is it? FBP has discussed these requirements with the City of San Diego. The city is aware of this requirement and city staff will support this review during the review and approval process as it does with all historic assets. FBP has a designated point of contact at National Park Service (NPS) for the SAT grant that will shepherd the NPS approval of these requirements as well.
30. Is there an approved budget for professional services? And if so, what is it? FBP has allocated resources for this professional services work. The proposal responses to this RFP will determine the budget for this design work. Funding for the Design phase outlined in this RFP has been secured. Funding for the construction of Phase 2 is in process with the FBP capital campaign.
31. Has anyone determined if the bridge and bridge balustrade will need to be replaced for ADA access or for deterioration? No. This is part of the investigation for this RFP scope

of work. However, we believe this element to be structurally sound and ADA compliant. Since this is a designated historic landmark district asset, we believe the historicity would grandfather over the ADA in this particular case, however if this is an issue FBP and the consultant would work with city historic resource staff to navigate the needs of this site element.

32. Are there landscape drains to tie new drainage for turf between lily pond and concrete walk?

We are working with the city to get the plans and locations of drains for this area. We will post this information when it becomes available.

33. Are there irrigation and electrical as-built drawings for the current conditions or does selected consultant need to prepare an inventory?

The consultant should plan to prepare an inventory for irrigation and electrical existing conditions. Any as-built plans that the city may have are probably out of date.

34. Does FBP have an example of a modest Public Outreach Program that targets youth and under-represented park visitors? While we don't have an example to share, we look forward to seeing your ideas about how to solicit and incorporate park audience segments into the designs. An outreach program may include any methods, including but not limited to focus groups, ideation sessions with target audiences, design charrettes, audience expert interviews, concept reviews, design workshops with target audiences, surveys, etc. FBP is happy to assist in providing audience contacts and suggestions for how to recruit and engage target samples, but would like to see this scope of work managed by the contractor selected. We recognize that the timeline precludes extensive community outreach, but key insights from the intended users of the gardens will be important to ensuring a relevant design, and will build excitement for the project.

35. Irrigation - Is Phase 2 Irrigation connected to Phase 1?

Phase 2 will be connected to the overall park water POCs which may be multiple depending on the different areas of the gardens of Phase 2 design. Some areas may connect to Phase 1 and some areas will connect to other surrounding water source point of connections.

36. Are Timken planters irrigated with Phase 2 or are they separate, and does the irrigation need to be redesigned?

All irrigation areas of Phase 2 need to be investigated, inventoried and redesigned to accommodate the new planting design.

37. Are the current size of the turf and shrub planting areas able to meet MAWA?

This shall be determined as part of the scope of work of this RFP project work.

38. Please confirm that no lighting/electrical work will be required on the Bot. Building as part of this RFP?

This RFP includes lighting and electrical work within the Phase 2 boundaries as described in the RFP, not on the Botanical Building which is part of Phase 1.

39. The RFP describes that the scope also includes the creation of a restoration repair specification/ guideline report which will include guidelines for the restoration repairs to two existing exterior water fountain features? Will Construction documents be required for these fountains as well as part of this RFP? Will the repairs take place during CA? Full construction documents will not be required for repairs to the exterior fountain features. However, the restoration guidelines/treatment plan report may need to include some details and specifications. These repairs shall be the first items addressed on the site in efforts to meet the federal SAT grant deadlines of August of 2024.

40. Has the grant funding for phase 2 been secured?

Funding for the Design phase outlined in this RFP has been secured. Funding for the construction of Phase 2 is in process with the FBP capital campaign.

41. Please confirm that Construction Administration (CA) is a part of the scope of work?

Yes, Construction Administration is part of this scope of work. Please include the cost for these professional services separately under the Bid support cost category as outlined in the RFP.

42. Please confirm that the following diagram is correct. All yellow is Phase 2. Areas that were a part of phase 1 are now in phase 2?

Per the exhibit on page 7 and included in Exhibit 1 of the RFP document, all areas that are not shaded blue are part of Phase 2.

43. Are there any additional anticipated City Review and/or Stakeholder meetings in addition to those listed in the RFP?

The known required reviews and stakeholder meetings are all listed in the RFP. However, as part of the public engagement and community outreach strategy scope of work described on page 5 of the RFP, the consultant may identify other community feedback meetings or processes that could be included to meet this objective.

44. Will any team members from the Phase 1 project be precluded from participating in Phase 2?

No firms or "team members" are excluded from submitting a proposal for this RFP.