

**Cold Spring Pond Bulkhead Removal RFP Frequently Asked Questions
Published on PEP website for interested contractors on September 1st,
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1. Can you clarify the intended level of design for the final deliverable (e.g., conceptual, preliminary, permit-level, or construction-ready)? Additionally, what specific signed and sealed drawings are expected within the project budget?

The intent of Task 3 is to produce 100% engineering designs and a construction-ready bid package for the preferred alternative. As outlined in the RFP, this includes signed and stamped engineering plans, final site layout and restoration details, implementation recommendations, and implementation cost estimates.

The final package should include the engineering drawings, technical specifications, construction details, quantities, and related bid documents necessary to support future procurement and construction. The exact drawing set should reflect the needs of the final design and the professional judgment of the selected contractor. Permit acquisition and construction services themselves remain outside the scope of this contract.

2. Do the Southampton Town Trustees have an existing topographical and bathymetric survey of the project site?

This information is not readily available at this time. As described in Task 1, the selected contractor will assess, identify, and evaluate the information necessary to complete the Existing Conditions Analysis. This includes researching available datasets and determining which information is most relevant to support the subsequent design tasks. The initial meeting will include an opportunity to coordinate with the project team (PEP and Trustees) to assess available information.

3. Please clarify what exactly is requested for the Task 1 deliverable: Parcel ownership and footprint analysis.

As described in Task 1, the contractor will assess and map the current infrastructure, site conditions, and parcel extent of the Southampton Town Trustees-owned property. The analysis should establish the existing parcel and site footprint necessary to understand opportunities and constraints prior to developing viable engineering designs. The RFP identifies the property as Tax Parcel ID 0900127000100003000. The specific datasets and information needed to complete this analysis should be identified and evaluated by the selected contractor as part of Task 1.

4. Has community engagement been conducted to help identify the community's desired types of recreational and water access?

As described in Task 1, the contractor will assess and map the current infrastructure, site conditions, and parcel extent of the Southampton Town Trustees-owned property. The analysis should establish the existing parcel and site footprint necessary to understand opportunities and constraints prior to developing viable engineering designs. The RFP identifies the property as Tax Parcel ID 0900127000100003000. The specific datasets and information needed to complete this analysis should be identified and evaluated by the selected contractor as part of Task 1.

5. Is a boat or paddlecraft launch among the desired types of water access?

A specific type of water access has not been identified at this time. As described in Task 2, the selected contractor will evaluate water access opportunities as part of the three conceptual alternatives. Appropriate access options should be identified through the Existing Conditions Analysis, stakeholder engagement, and evaluation of site opportunities and constraints. It should be noted that large vessel watercrafts risk potential damage to benthic shellfish habitat at this site.

6. What is the current use of the existing storage structure on the site? Is the structure to remain?

There is an existing shed located within the project site, and it has been determined that the shed will be removed as part of the future project. As described in Task 1, the selected contractor should document the shed and other existing infrastructure and incorporate its removal into the assessment of site

opportunities and constraints and subsequent design alternatives. Additional information regarding the shed removal, including how its removal will be incorporated into the overall site layout and restoration, will be determined through the design process with the selected contractor.

7. Can any photos or documentation of the bulkhead be provided?

Additional documentation is not available at this time. The RFP provides an aerial image identifying the approximate bulkhead location and project area on page 6. As described in Task 1, the contractor is responsible for assessing the status of the bulkhead and documenting existing site conditions as part of the Existing Conditions Analysis.

8. Can the length and vertical extent of the bulkhead to be removed be confirmed? Is it acceptable to leave a portion of the bulkhead if it is buried as part of the shoreline restoration?

The exact dimensions and extent of the bulkhead are not known at this time. The use of aerial imagery to estimate the approximate size and scope of the site is encouraged. As described in Task 1, the selected contractor will assess the status and existing conditions of the bulkhead. Task 2 then requires evaluation of different approaches to bulkhead removal. Whether any portion could appropriately remain should be evaluated by the contractor based on existing conditions, public and project team feedback, engineering feasibility, habitat considerations, permitting requirements, and the overall project goals.

9. Does PEP or others have existing coastal modeling for Cold Spring Pond?

PEP references information provided on the 2020 Critical Lands Protection Area maps. Links to combined aerial maps can be found on PEP website (<https://hub.gss.stonybrook.edu/arcgis/apps/instant/sidebar/index.html?appid=0516b5023bd04b768e1949601d0e29e9&embed>). Additional specific information is not known at this time. As described in Task 1, the selected contractor will conduct the research and analysis necessary to assess existing conditions and identify opportunities and constraints affecting future shoreline restoration. More



specific inquiries into existing datasets, studies, and modeling, and evaluation of their relevance to the project, are expected to be part of that work.

10. Does PEP or others have information regarding the subgrade materials at the site? Are there existing geotechnical data available?

This information is not known at this time. As described in Task 1, the contractor will assess existing site conditions and identify other relevant information required to support the development of viable engineering designs. Research into available information regarding subgrade conditions and determination of what additional information may be necessary should be addressed through the contractor's Existing Conditions Analysis.

11. Does PEP have a target number of parking spaces for the parking lot?

A target number of parking spaces has not been established at this time. As described in Task 1, the contractor will assess existing parking conditions, and Task 2 requires parking considerations to be evaluated as part of each conceptual alternative. The appropriate number and footprint of parking spaces will be determined based on what is appropriate for the site alongside the other proposed design features, site opportunities and constraints, and overall project goals. The final approach will also be informed by feedback from the project team and public throughout the stakeholder engagement and alternatives development process described in the RFP.

12. Would PEP consider implementing this project through a design-build?

A future construction delivery method has not been determined at this time. As stated in the RFP, this contract is intended to produce a planning and engineering package that positions the Southampton Town Trustees to pursue future funding, permitting, and construction. Construction services are not included within the current scope.

13. Has funding been identified for construction and/or does PEP have a target construction budget?



Construction funding for this project has been identified; however, a target construction budget will not be provided as part of this RFP.

As described in Task 2, the selected contractor is expected to develop three viable conceptual alternatives and provide planning-level cost estimates for each. The intent is for the contractor to explore what is feasible at the site and provide the project team with options that demonstrate the relationship between design features, project opportunities, and anticipated construction costs.

The alternatives should provide meaningful choices for the project team rather than being developed around a predetermined construction budget. Through the design process, the project team will consider the proposed features, anticipated costs, identified site opportunities and constraints, and stakeholder and public feedback to determine which elements and expectations should be advanced into the preferred design.

14. Are there access requirements for the final condition of the path/road leading from Cold Spring Point Rd to the bulkhead? E.g. emergency vehicle access?

Specific final access requirements have not been determined at this time. As described in Task 1, the contractor will assess existing infrastructure, access points, and other opportunities and constraints that may affect the future design. Tasks 2 and 4 provide for further evaluation of public access, ADA accessibility, path materials and footprint, parking, and water access opportunities. Appropriate access requirements will be developed through this process, with input from the project team and public, helping to inform the alternatives and ultimately the final design.

15. Is it possible to visit the site prior to proposal submission?

The project site is located on publicly accessible land owned by the Southampton Town Trustees.

16. The RFP states that the project is funded by the U.S. Environmental Protection Agency and is subject to the terms applicable to those funds. Can you clarify whether there are any MWBE requirements or EPA-specific conflict-of-interest, organizational



conflict-of-interest (OCI), or eligibility restrictions that would affect proposer eligibility to submit a proposal for this project?

The project is funded by the U.S. Environmental Protection Agency (EPA) and is subject to the applicable federal requirements associated with the award and resulting contract. There are no MWBE requirements for this contract.

Proposers are responsible for ensuring their eligibility to perform federally funded work and for identifying any actual or potential conflicts of interest that could affect their ability to perform the scope of work.

The project is subject to the applicable EPA General Terms and Conditions, available here:

<https://www.epa.gov/grants/epa-general-terms-and-conditions-effective-october-1-2023-or-later>

17. As the project is EPA funded, will a QAPP be required for this project, and if so, should that be included as a separate task?

A QAPP is not currently anticipated to be required for this RFP. The selected contractor is expected to have the appropriate expertise to identify and provide the information and documentation necessary to adequately complete each required task and deliverable.

If QAPP-related requirements are determined to apply, the contractor is expected to provide necessary information with document development and management by PEP as needed. A separate QAPP report or task is not anticipated.

18. Is there any existing survey data, including topographic, boundary, bathymetric, utility, or other base mapping information, available for the project site? If so, will this data be provided to the selected consultant? If not, should proposers assume that all necessary survey services are to be included within the scope and budget?

The availability of existing survey data is not known at this time. As described in Task 1, the contractor is responsible for assessing and mapping existing conditions and identifying the information necessary to support the design process.

Necessary survey and data collection services are expected to be included within the proposed scope and budget. The specific survey needs may develop as the

alternatives are evaluated and a preferred design is selected based on site conditions and feedback from the project team and public. The contractor is expected to obtain the information necessary to advance the selected alternative through 100% engineering design and a construction-ready package, including the survey and supporting data necessary for future permitting and implementation.

19. Is the town preparing the wetland delineation for this area?

The selected contractor is expected to identify and complete the site surveys and data collection necessary to support development of the preferred alternative through 100% engineering design and a construction-ready package. If a wetland delineation is necessary to adequately complete the design and support future permitting and implementation, it should be included within the proposed scope and budget.

20. Can we have a copy of the contract for contract review?

No, the contract will be written once a contractor has been chosen for this RFP.

21. How would you like the fee shown or broken down?

The proposed fee schedule should be broken down by the major tasks and deliverables identified in the RFP. The proposal should provide sufficient detail for PEP to understand the costs associated with completing each component of the scope.

22. For the field conditions, please confirm that no official wetland delineation or species survey is required.

No existing wetland delineation or species survey will be provided. The selected contractor is expected to identify and complete the field investigations and data collection necessary to support the design process. If a wetland delineation, species survey, or similar field assessment is determined to be necessary to advance the selected alternative through 100% engineering design and support future permitting and implementation, it should be included within the proposed scope and budget.

23. Please provide clarification on any formatting parameters including font, font size requirements, and page limits for the Cold Spring Bulkhead Removal Designs RFP.

There are no additional formatting requirements, font or font size requirements, or page limits beyond those specified in the RFP. Proposals should provide sufficient



information to demonstrate the proposer's qualifications, approach, and ability to complete the required scope of work.

24. Is coordination with regulatory agencies necessary for this RFP?

Formal permit acquisition is not included within the scope of this contract. The Southampton Town Trustees will pursue regulatory agency coordination and permitting following completion of the construction package. The contractor is expected to provide all information and documentation necessary to support future permitting and to respond to regulatory questions regarding the design prior to the close of the contract.

25. What is the anticipated turnaround time for stakeholder feedback?

Stakeholder feedback will be provided to the contractor through in-person presentations and discussions, followed by a two-week public comment period. Feedback collected during this period will then be recognized and integrated into the design plans by the contractor.