



REQUEST FOR QUALIFICATIONS: Professional Services for Chouteau Greenway

Questions and Responses

Questions due by 4 pm CDT April 10, 2019

Responses due by 4 pm CDT April 12, 2019

Final Submittal due by 4 pm CDT April 26, 2019

Thank you for your interest in submitting a response to the Request for Qualifications (RFQ) for the Chouteau Greenway. Below are the questions received and the responses to each question. Please be reminded that the final submittal is due by 4 pm CDT on April 26, 2019. Great Rivers Greenway appreciates your time and effort dedicated to this important project for St. Louis and the region.

Question 1: The services we offer are related to the operations and maintenance portion of the work. Specifically, we provide close out document management services for construction projects.

Are you interested in learning more about this service?

Response 1: Yes, we would be interested in close out document management services. However, we are still in the planning phase so the need for close out document services will be in the future.

Question 2: Please provide some context for what the need is around governance, including a description of these types of services being requested for governance.

Response 2: The Chouteau Greenway is a unique project for Great Rivers Greenway and its various public, private and non-profit partners. In order for the greenway to be successful, thoughtful consideration is required to ensure execution and long-term sustainability of the Chouteau Greenway project. The development of strategies, tactics and metrics, around “Governance” can take many forms. Possible focus areas can include but are not limited to the following:

- Public financial and development tools and grants for construction funding and long-term operations and maintenance.

- Feasibility studies, fundraising campaigns and strategies, to include case statement development, campaign business plans and timelines.
- Governance models for long-term success, including operations and maintenance best on best practices from around the United States.

Question 3: Are you looking for hourly billing rates by classification?

Response 3: Please provide a list of personnel by job title or classification who would potentially be assigned to the project(s) and their hourly billing rates. Names of personnel are not required.

Question 4: What is meant by typical fee structure (e.g., lump sum, billing rates)?

Response 4: See question 3 and response: Please provide a list of personnel by job title or classification who would potentially be assigned to the project(s) and their hourly billing rates. Also, please outline your organizations approach to reimbursable expenses.

Question 5: Since the submittal will be sent electronically, are there any limitations on page size? Most of our submittal will be 8.5"x11", but we may want to include a few pages that are 11"x17". Is this acceptable?

Response 5: The submittal should be sent electronically in an 8.5" x 11" format and no larger than 11"x17" format.

Question 6: Please define "Brand Strategy." Are you mostly concerned with visual strategy — identity, way finding systems, etc. or a more comprehensive brand strategy, including brand positioning, messaging, etc.?

Response 6: The "Brand Strategy" scope of work is comprehensive including strategy, positioning, and messaging, as well as the visual identity of the branding. It includes everything the question outlines.

Question 7: May we submit bios for key team members rather than resumés?

Response 7: Please submit resumes, bios, or other formats that relay the information about your team members.

Question 8: Depending on the project needs, we often work with a strategic partner during the course of multi-faceted engagements. Are you open to receiving an RFQ response from a strategic partnership — a unified team? Or, would you rather receive a response from both teams separately.

Response 8: Please submit individual responses from each firm or individual and explain your strategy for partnership and with which firm. We encourage partnership and would be interested in the firms with whom you routinely partner.

Question 9: Will professional services for lighting design be required?

Response 9: Yes, professional lighting design will be required as part of the Chouteau Greenway projects. Lighting for general safety, as well as potentially site specific lighting for landscape areas, artwork, etc will be essential to the project.

Question 10: Are candidates being asked to complete the Framework Planning and Schematic Design or will the consultants be picking up with the work beginning with the "Labs"?

Response 10: Projects along the Chouteau Greenway will start at the end of the Framework Planning phase and will continue through "Lab" projects through Schematic Design, Design Development, and Construction Documents to construction (temporary and/or permanent) and construction administration. Each project that is part of Chouteau Greenway will have a specific timeline and scope of work. The basis of design for each project along the Greenway will be grounded in the Framework Plan.

Question 11: What will be the contractual structure between Great Rivers Greenway, the Working Groups and Steering Committee facilitator – Bailey Strategic Innovation Group, and specific consultant/vendor teams providing professional services to Great Rivers Greenway on the Chouteau Greenway as an outcome of this RFQ?

Response 11: The Working Groups and Steering Committee are dedicated to the Chouteau Greenway project and volunteer their time, expertise, and insight. Bailey Strategic Innovation Group, as well as any other vendor, individual or firm working on the Chouteau Greenway project, will be contracted directly to Great Rivers Greenway.

Question 12: Upon selection of vendors to provide professional services to Great Rivers Greenway on the Chouteau Greenway, what will be the methodology and process by Great Rivers Greenway for assembling multidisciplinary teams from the

prequalified vendor list for work on specific projects within the Greenway? Similarly, will the selected lead consultant/vendor for a specific project have an opportunity to collaborate with Great Rivers Greenway regarding subconsultants to be assigned to the team?

Response 12: The vendors on the vendor list for the Chouteau Greenway projects will be selected based on the evaluation criteria outlined in the RFQ:

- Successful completion of projects of similar scope within the last five (5) years
- Demonstrated experience and technical competence of the consultants or individuals relative to the task requirements
- Capacity of the consultants' identified team members to provide the full range of skills needed for the project
- Overall approach to the work and evidence of the consultant's ability to generate creative solutions for the proposed deliverables identified
- Ability to work as part of a large complex team including designers, construction managers, civic engagement consultants, project partners, and other subconsultants with varied interests and expectations

Great Rivers Greenway will create this vendor list and then determine the process for any given project or Lab. This may include selecting a lead vendor and working together to assemble a team, it may include selecting several vendors to work concurrently, it may include other methods as the project demands

Question 13: Does GRG currently have goals outlined for each of the focus areas? Can those be shared at this time?

Response 13: The goals for each area of the Chouteau Greenway project will be developed in conjunction with the Working Groups, Steering Committee, and Great Rivers Greenway Board of Directors, incorporating results of civic engagement. The team will then execute the goals of the project through action plans and strategies developed in the Framework Plan.

Question 14: Can respondents include relevant project experience extending beyond the last 5 years?

Response 14: Please limit your relevant project experience to the last five (5) years.