19 October 2021

Request for Qualifications
Design and Construction Document Services for Park Improvements
Bryn Mawr Meadows Park
Located at 601 Morgan Ave. S, Minneapolis, MN 55405

Addendum #1

Below are the questions from interested firms. Answers by the MPRB are below each question.

1. Part 2.1, Background, talks about improvements for consideration and mentions the splash pad. Part 2.4, Project Outcomes, describes the necessary outcomes of the design process and doesn’t mention the splash pad. Is the splash pad an item for consideration or not part of this project?

The splash pad will be considered. The scope of work at a minimum is laid out in Section 2.2. Some elements, including the splash pad, may not meet the budget cutoff and may not be a high priority by the community, and therefore not included. It is a decision that will be made during community engagement and work with MPRB staff. The splash pad is not a site change required by the construction impacts of other partner agency projects.

2. Part 2.4, Project Outcomes, describes the necessary outcomes of the design process and mentions a set of athletic fields. Does “Set” mean 2, 3, 4, other…?

The master plan indicates 6 ball diamonds, relocated cricket pitch, batting cages, and ice rinks. It is conceivable that not every field item will be built given the budget. A set could mean 1 to all. Because partner agency projects will impact fields, the consultant should have a qualified athletic field specialist on their team. Athletic field reconstruction (including the associated elements of the parking lot, trail access, lighting, drainage, storage, etc.) is a bulky portion of this project.

3. With the known budget, is there a certain portion/location of the park you want to focus or begin work on, knowing we won’t be able to touch all aspects of the Park?

We know there will be work on the northern half of the park as well as the play area. The watershed district will be constructing stormwater ponds on either side of the new sanitary sewer pipe. This will impact the parking lot (which is in disrepair now). The parking lot will be moved generally where it is indicated in the master plan. That in turn will impact the fields, which will be modified and replaced. There are also stipulations on the funding sources (see 2021 Annual Budget, p. 155 and 2019 Annual Budget, p. 159). Most of the funding is for athletic fields and playground improvements. This would include fields and play areas and the associated elements of the parking lot, trail/walkway access, lighting, drainage, storage, etc.

4. Has a traffic study been completed on the parking lot?

Not yet. Correctly sizing the parking lot capacity will be a part of this project, though a full traffic study is not likely required. The lot will be undersized when compared to other suburban or outstate athletic facility parking lots. We have limited space and often rely on a district parking
model. There are no parking capacity requirements, in fact, minimal parking is often a goal to discourage motor vehicle trips.

5. Is it anticipated any architectural services will be needed to address potential issues within the existing restroom/storage/warming room building?

Yes, but only for the detached storage building. The MPRB is undergoing rehabilitation projects for park buildings separately. The architectural services will be relatively minor in scope compared to Landscape Architectural or Civil Engineering services.

Note: The review panel will be judging you on your qualifications, not a proposed scope of work or a proposed fee. Do not include a scope of work or a fee. These items will be developed with the chosen qualified proposer or set of proposers asked for an interview.