

Town of Leland
Sturgeon Creek Boardwalk and Dock Design Build RFQ
Addendum 1- Questions and Answers
05/06/2026

Is the use of 11" x 17" paper permitted for select pages, such as the project schedule or project exhibit pages? **Everything should be submitted on 8.5x11 paper**

Do tabbed dividers and/or a table of contents count toward the 25-page maximum? **Front/Back Covers, Table of Contents, and declaration statement do not count, all other pages including dividers will count.**

Will the signed Declaration Statement and any other required forms or certifications be excluded from or included in the 25-page count? **see answers above**

Can full resumes be included in an appendix and excluded from the 25-page limit? **see answer above**

Notifying Selected Design-Build Firm and contract negotiations state that they will start on May 25th, which happens to be Memorial Day, will this date be pushed? **That's just the start of the date range for those tasks, more than likely notifications will be sent out mid-week.**

Do we send the electronic pdf version of the SOQ with the hard copy that is to be delivered, send it via email, or both? **Email response will be fine for the electronic version. Hard copy should be delivered to Town Hall at address show in advertisement. If you wish to provide the electronic copy via thumb drive in same packet as the hard copy, then that will be fine too.**

Has any preliminary permitting been started? **No permitting has started**

Do you require a bonding capacity letter dated within the last 30 days to be submitted or is that requirement covered by signing the Declaration Statement? **Bonding capacity letter is not required with the response.**

Regarding the adjacent NCWRC Boat Ramp Project:

1. Is there a tentative construction schedule for that scope of work? If so, can it be shared to see what effect it may have on the boardwalk/floating dock construction? **At this time, we do not have a construction schedule as it is dependent on when NC Wildlife is able to begin. Best case is that it would sync up with the boardwalk project, however there is a change that the boat ramp would come after.**
2. Will the design of the boat ramp be provided prior to contract negotiations? **We have a set of prelim design plans that can be shared before contract negotiations, however they are not finalized and could be subject to change based on NC Wildlife's needs/wants.**

3. Will the survey data for the public boat ramp area be provided prior to contract negotiations? I can request survey data from NC Wildlife, but I can't guarantee that it will be provided prior to contract negotiations. I would plan on having to complete a survey independent of the boat ramp project, just in case there is a delay with that project or if the survey doesn't cover the area where the boardwalk will be located.

Does the D-B Entity have to be formed or can be separate companies that enter into contract together (2 companies - designer + contractor) with the Town. Just trying to understand the statute. This would be a first for us. We would have the contract with the prime "Design Builder" and then they would subcontract all other items such as architectural, civil, GC, PME, or any other necessary parties.

When or What is the status of Phase 1 - NC WRC Ramp? The other dock extension is hard to understand along the ramp in yellow in the Exhibit. WRC is still in the design phase of the ramp/parking lot project which is immediately adjacent to the boardwalk and dock. I don't have a timeframe on that yet, but our hope is that the two projects could run simultaneously with each other. There is a strong likelihood however that the ramp would be constructed after the boardwalk and dock. It all depends on WRC's schedule.

The insurance documents are provided after SOQ correct? Hence, the reason for the Declaration Statement, which is signed with this SOQ, correct? Insurance docs would need to be provided prior to going to contract, but are not required to be submitted with the RFQ response.

The RFQ references an adjacent project that includes a boat ramp, parking lot, and concrete sidewalk connection, and notes that this work may be under construction simultaneously with the boardwalk and dock. Can the Town provide the anticipated schedule for the adjacent project, and specifically when the concrete sidewalk connection is expected to be in place? Understanding the relationship between the two projects will be important in developing a realistic construction schedule and site coordination plan. We do not currently have a timeline on the construction of the adjacent project as we are awaiting feedback from NC WRC. Ideally, the two projects could be running simultaneously, however there is a possibility that the boat ramp project would come after the boardwalk/dock project is completed. More conversations/clarifications should be expected as we go to contract and progress through design.

Has the Town or WRC obtained any permits for the boat ramp and parking lot project, including but not limited to a CAMA Major Permit, USACE Section 404/10 Permit, Stormwater Permit, or Erosion Control Permit? If so, did any of those permit applications include the boardwalk and floating dock that are the subject of this RFQ? No permits have been obtained at this point for either project.

Are any design drawings or construction plans for the adjacent boat ramp and parking lot project available for the Design-Build Teams to review? Access to those plans would help respondents better understand the site conditions and interface points between the two projects. We have prelim plans for the boatramp/parking lot project, however we are awaiting further guidance

from NCWRC. A copy of the prelim plans will be provided after the RFQ selection in order to better work through the design build contract processes.

The RFQ states that submissions should be held to a maximum of 25 pages in length, including cover. Does this page limit apply to required attachments such as the surety letter, license copies, HUB participation plan, and the Declaration Statement, or are those considered separate from the 25-page narrative submission? **Front/Back Cover, Declaration Statement, and Table of contents do not count towards 25 pg limit, however all other pages will count.**