

Kiawah Island Parkway Landscape Enhancements

Answers to bidder's questions

April 16th, 2020

1. Will the current widening project that is underway have the irrigation back up and running along the parkway or should that be part of this bid?

Irrigation adjustments should be part of this bid. For the purpose of contractor selection, we have established a total irrigation allowance of \$150,000 to be used by all contractors, with allowances for the 4 areas as follow:

Area 1: \$40,000

Area 2: \$60,000

Area 3: \$25,000

Area 4: \$25,000

2. Will the current widening project install sleeves that will be exclusively dedicated to irrigation under the new entryways?

See added addendum #1 for design of current irrigation system with sleeves notes. If additional boring and sleeving is required they shall be provided by bidder.

3. When is the projected start date? Plant availability is the main reason for asking this question. After reaching out to current suppliers with quantities, they have requested some time in order to grow certain species that are specified at high quantities.

Start date is flexible. Preferably contractors would be able to start work after Memorial Day, when the roadway construction is slated to be completed. If some plant material can be contract grown and planted in the fall, that is a possibility.

4. What Geoweb product is being installed? Who is the manufacturer? Is that product in the ground right now?

The product is GEOWEB GeoCells, manufactured by ACF Environmental. The product currently being installed in areas noted on plans.

5. On the plant schedule *Spartina bakeri* is listed to correspond with Saltmeadow Cordgrass, but shouldn't the species be *patens*? On the planting plans "*patens*" is listed.

See Revision #1 on plans. The planting schedules now list "*Spartina patens*" as the botanical name for Saltmeadow Cordgrass.

6. Will the broken booster pump be repaired prior to the start of this project? Without it being operational, 100% coverage cannot be achieved for planting areas between the roundabout and the bridge. If not, should the cost to repair the broken booster pump be included in this bid?

Repairs to the booster pump should be addressed as part of the irrigation allowance.

7. What, if any, are the limitations in regards to the vegetation reduction (woodland edge and marsh) work that is to be done?

No trees above 4" diameter at breast height (DBH) shall be removed. We anticipate this work to be done with hand tools and consist of clearing of small shrubs and understory trees, at an average depth of 10' inward from woodland edge.

8. In regards to the vegetation reduction work (woodland edge and marsh) will any root systems of existing material need to be removed/ground down?

No root systems will be required to be removed.

9. When will soil test results be made available to all bidders so that proper soil amendments can be included in our bid?

Soil test results are available under addendum #2. Soil amendments shall be tailored to soil reports and submitted to landscape architect prior to application of amendments. In addition, for contractor selection, an allowance has been provided for the four areas as follows:

Area 1: \$8,000
Area 2: \$12,000
Area 3: \$5,000
Area 4: \$5,000

10. Pine straw is currently used on site, but double shredded hardwood mulch is specified to be used in the landscape notes - just want to be sure, is double shredded hardwood mulch to be installed or is long needle pine straw?

Double shredded hardwood bark mulch should be priced to be added to all new plant beds.

11. Will there be a "lay down" or "holding" yard where deliveries can be accepted, etc. for the duration of this project?

Yes, the Town of Kiawah will provide a designated area for lay-down, holding and deliveries.

12. Documents have schedule pretty open ended and states (suggest) you can do it whenever as long as it is done 100% by March 2021.

Preferably the project would be completed well before March of 2021.

13. Because of quantities I am hearing 5" pots are more readily available then 6" pots (1 gallon). Would 5" pots be acceptable if noted on bid in lieu of 6" pots (1 gallon)?

14. Would owner allow for plants in large quantities to be contract grown and planted when ready (if they are in grown before end of 2020) as we are having a hard time finding 16,500 ready now!

We are open to this possibility for plants in large quantities such as Spartina patens.

15. Can we work Saturdays?

Work can be performed during daylight hours not including Holidays.

16. Any place on Kiawah Island (town owned property) or near job site where debris can be hauled to and chipped via chipper (just natural materials)? If material is chipped it will take up much room and goof for erosion control, saves owner money form having things hauled to county landfill.

The Town of Kiawah is currently looking into reaching an agreement with using Resort property for chipping natural debris.

17. How many irrigation meters will be there for us to use? Size of each meter?

See addendum #1 for current irrigation design.

18. Straw or hardwood mulch (double shredded)?

See answer to question #10.

19. If owner is not providing any soil reports before hand can there be a square foot allowance of like \$.12 SF put in contract? This allowance will be for all bidders to use until awarded bidder can get soil samples and send them off to 3rd party for analysis and soil amendment recommendation? This will do two constructive things:

- 1. Gives owner idea of costs so no surprises or significant change order for this after the fact**
- 2. Provides all bidders with an equal platform to use in bid so bids are apples to apples!**

See answer to question #9.

20. Does owner like/want drip irrigation?

See answer to question #1.

21. Any bores under roads needed for irrigation lines? If needed will this be addressed with awarded contractor?

See answer to question #2.

22. Where is power for irrigation controller(s) located?

See addendum #1 for current irrigation design.

23. Is there any nearby holding yard that we can store plants at if needed?

See answer to question #11.

24. Please better define this scope: Cleanup of woodland/ marsh edges +/- 10' in from current edge. Seems like this could allow for huge variations in price. Cutting any trees down? Stump grinding any trees? Limit to size of trees that are to be cut down?

See answer to question #7.

25. Irrigation allowance – another HUGE open-ended line item that will have lots of pricing variations. Will owner consider an allowance of \$12,000.00 “per area” since they are not providing any type of report that tells us what type of condition the existing system is in?

See answer to question #1.

26. Is the current irrigation 100% operable and functioning?

See addendum #1.

27. Do the existing controllers have capacity to add new zones to them? If so how much capacity at each controller?

See addendum #1 for current irrigation design.

28. Are soil samples available at this time?

See answer to question #9

29. L17 Soil Amendment Note calls for 3” of compost. L17 Details 3 + 4 Notes call for the amended backfill to consist of builders sand, compost, and screened topsoil. Which type of soil amendments should be priced?

Soil amendments shall be tailored to the results of the soil sample reports. See planting details

30. Is street signage in our scope?

No

31. Are there any furnishings we need to include?

No

32. Is tree/plant protection in our scope of work? Will a silt fence be the responsibility of the landscape contractor?

No

33. L1/L3 – Note: Plants outside of Right of Way to be priced as an option, pending land acquisition by the Town of Kiawah. Are the plants shown on the plan included in the base bid? Is there a separate schedule for anything that needs to be included as an option?

These plants may be removed from the plans in the future depending on if an agreement is reached regarding land acquisition. These plants should be priced as part of the base bid.

34. Is mulch required in any of the ‘clouded’ areas where existing plants are to remain? Are there defined bedlines/lines of demarcation between existing and new plant material and can these be shown on the plan?

The clouded areas can remain as existing with new hardwood bark mulch being applied in the new landscaped beds.

35. L17 Note 9: if a vehicle runs off the road during construction and damages the landscape, how is this to be the responsibility of the contractor?

Contractor is not responsible for repairs or replacement due to acts of God or anything out of their control.

36. What is the current state of the irrigation system? What is the water source for the parkway? Is there an As-Built plan of the current system available?

See addendum #1 for current irrigation design.

37. Is tree staking to be included?

All trees to be staked including palm trees.

38. What type of bracing material is preferred to be utilized for the palm staking?

2x4 lumber.

39. For the arbor care work (under brushing/light clearing) that is to be included, what are the limits of work? Bid form says +/-10'. Is this accurate for all areas on the plan marked for opening up lines of sight?

See answer to question #7.

40. Will a holding yard be available on the project site for materials storage?

See answer to question #11.

41. When is the expected completion date for the project?

See answer to question #12.

42. Should vegetation reduction be carried by the contractor as an allowance?

The number for vegetation reduction can be listed as an allowance.

43. What color of steel edging should be priced with the plantation mix pathway installation?

Black

44. Are existing utility plans available to the contractors?

Utility plans are shown on civil engineering drawings for the roadway construction and can be obtained from the Town of Kiawah.

45. Do we need to include a maintenance price for the ongoing care of the parkway?

No

46. Are we to come up with the allowance for the irrigation adjustments or will that be provided to us to use in the bid. I understand Simmons Irrigation is working on a budget allowance as they are not able to turn around a full design before the bid deadline.

See answer to question #1.

47. There is a note throughout the plan that reads “Note: Plants outside of right of way to be priced as an option, pending land acquisition by the town of Kiawah”. The pricing spreadsheet does not have these plants listed as an option so are we to try to determine these counts, will they be provided, or do we not worry about these for the bid. If we are to determine is the solid black line running on each side of the roadway marking the ROW?

See answer to question #33. These plants should be included in the base bid. The solid black line running each side of the roadway is the ROW.

48. Will the Kiawah Parkway project take place during regular business hours? Also, will “Men Working” signage be sufficient for traffic control, and will the bike/pedestrian path be closed during construction?

Work can be performed during daylight hours not including Holidays. “Men Working” signage is sufficient for traffic control unless you have to temporarily close lanes. The bike and pedestrian path will remain open and precautions shall be taken to ensure the safety of bikers and walkers during construction.

49. The notes specify to use 3” of mushroom compost. Mushroom compost generally has a very high PH (around 8-8.5) so we’re wondering if that would be our best option for soil amendments. Given that we’re generally looking to lower the PH out there, is there anything else you would recommend for the compost/soil amendment portion of this project?

See answer to question #9. Mushroom compost is not required if another option would be more appropriate based on the soil reports.