



Request for Proposals

Steigerwald Habitat Restoration and Flood Control Project “Before and After” Appraisals

Proposal Submittal Deadline: July 14, 2017 at 4:00 pm

Addendum 01 Released June 30, 2017

**This addendum consists of two (2) pages, including this cover page and one attachment.
The addendum answers questions about the Request for Proposal.**

A1-1. Anticipated Schedule

Question: Are you willing to consider proposals with later timelines for delivery than the timeline that is suggested on page 2 of the RFP? Given the scope and complexity of the project, most, if not all, qualified bidders, would need much more time to complete the appraisal work.

Answer: Yes, the Estuary Partnership recognizes the schedule is very aggressive and will consider alternate timelines. If you propose completing the work using an alternate schedule, please detail the revised schedule in your proposal.

A1-2. Groundwater Studies

Question: Are there any studies on the potential for changes in the water table? In particular, do you know whether the manufactured home park is on well and septic? If so, the question would be whether replacement septic or wells would be necessary, and at what cost.

Answer: The mobile home park (taxlots 071078-073 and 071078-075) is connected to and utilizes the City of Washougal's water and sewer system. The other private parcel (taxlot 071078-076) is on well and septic. We currently are completing an analysis of the potential effects of the project on that property's well and septic system.

A1-3. Design Drawings

Question: Is there a good set of detailed project drawings?

Answer: Yes. The 30% design plan set is available for download on the Estuary Partnership's website. 60% design plans will be available on October 1.

A1-4. Existing Appraisals

Question: Friends of Columbia Gorge Land Trust recently purchased one of the subject properties. Can you provide a copy of the appraisal report?

Answer: Yes. Appraisals were recently completed for the Land Trust acquisition (2014) and the City property (2015). The Estuary Partnership will provide copies of those appraisals to the appraiser(s) selected to complete this work.

A1-5. Existing Appraisals

Question: In the interests of efficiency and time, could two appraisers split the work?

Answer: The Estuary Partnership will accept proposals from firms that have "teamed" to complete the work.

A1-6. Available Technical Studies

Question: Are there studies on the physical extent and duration of seasonal flooding?

Answer: Yes. The Estuary Partnership has conducted extensive studies regarding the existing and post-project hydrology of the site, including Gibbons Creek and the Columbia River. The Estuary Partnership also has completed geotechnical, sediment transport, wetland delineation, and other technical studies and is in the process of preparing a Conditional Letter of Map Revision for the site. The Estuary Partnership will provide these studies, as needed, to the appraiser(s) selected to complete the work.