

BACKGROUND (RFQ):

The primary roadway system serving the future business park (and larger developable area) is Bunker Lake Boulevard and Puma Street. These roadways are both Municipal State-Aid (MSA) streets. The purpose of the attached RFQ is to study traffic impacts resulting from the future business park (along with other users), examine the feasibility of constructing supporting infrastructure, and developing preliminary design layouts/plans and specifications.

This information will put elected officials in a position to make strategic planning/preparations decisions; and, to put Staff in a better position to respond to prospects interested in the future business park (i.e. what is the required new infrastructure, what will it look like, what will it cost, what is the financial responsibility of various parties, etc.). Currently, when Staff works prospects interested in the future business park, the City is experiencing a competitive disadvantage when considering the several "development unknowns" outlined above.

Request for Qualifications

The primary purpose of this RFQ is to understand minimum required infrastructure specifications and infrastructure costs associated with developing this green-field area. This RFQ is specifically limited to Bunker Lake Boulevard, Puma Street and four intersections: (1) Bunker Lake Boulevard/ Armstrong Boulevard, (2) Bunker Lake Boulevard/ Puma Street, (3) Puma Street/ Alpine Drive (4) Armstrong Boulevard/ Alpine Drive.

The City is seeking three deliverables:

1. Traffic Impact Study
2. Feasibility Report
3. Preliminary Design Layout

Cost estimations and design should include design and construction costs for site grading, roadway, sidewalks, stormwater management, trails, landscaping, street lighting, trunk water service and trunk sewer service improvements. See scope of services section of RFQ for details.