

Updated Version – July 16, 2026

Esker Point and Palmer Cove Coastal Resilience Project

Questions regarding RFP generated by submittal teams with responses:

Would you be willing to extend the submittal deadline given that the response to some of the Q&As are essential to the preparation of a full design-build proposal and the current due date limits reaction time for Q&A responses?

Yes, we have extended the submittal deadline for proposals to from July 22, 2026, to August 7, 2026 (3:00pm).

Can answers to questions be issued on or before July 2 prior to the holiday?

We will answer all question that we are able by July 2.

There are 47 items of work presented in the Ecopolitan concept. Can TNC confirm that the work items and numbers listed in the Project Scope for Primary and Secondary Construction Activities shall be the basis for the scope and budget and all other work items listed can be excluded?

Yes, the work items and numbers listed in the RFP's Project Scope for Primary and Secondary Construction Activities (15, 47, 14, 16, 19, 20, and 6) are the basis for the scope and budget and all other work items listed can be excluded.

The Project Scope in Attachment B for the Primary and Secondary Construction Activities reference specific numbered Initial Conceptual Design Sheet 03 items 15, 47, 14, 16, 19, 20, and 06. Is the Design-Build Team to disregard all Sheet 03 items not included in Attachment B Project Scope? Please confirm which of the 47 items listed on Sheet 03 that the Design-Build Team is responsible for Development of Preliminary Design Plans and Cost Opinions and completing Construction of by December 6, 2027.

Yes, the work items and numbers listed in the RFP's Project Scope for Primary and Secondary Construction Activities (15, 47, 14, 16, 19, 20, and 6) are the basis for the scope and budget and all other items listed on Conceptual Design Sheet 03 can be disregarded.

Is there opportunity to modify the design or is the intent solely to replace the surface material of the parking lot? Can we look at alternative methods for managing stormwater and coastal flooding on the site?

The replacement of the surface material of the Lower Parking Lot as specified in the RFP is the primary intent of the project, as agreed to with the grantor and the awarded project narrative. As highlighted in the RFP, there is opportunity to explore and suggest alternative methods for managing stormwater runoff for the “design and installation of stormwater management filtration system (i.e., bioswale or other comparable green stormwater infrastructure (GSI)) to manage stormwater water runoff from the second Upper Parking Lot situated in the eastern half of the site. The stormwater management filtration system should focus on utilizing the existing depression between the two parking lots as well as incorporating an adjoining area along the northern edge of the upper parking lot closest to the existing depression, which is subjected to routine and ongoing inundation. (B.3 Assignment Scope of Work – Project Purpose)”

Can you please clarify if Davis-Bacon Act prevailing wages apply?

Yes, this project will require the application of Davis-Bacon Act prevailing wages.

Can TNC provide the applicable Davis Bacon wage determination sheets?

Please find the Davis-Bacon Act wage determination sheets via [Wage Determinations | SAM.gov](#).

Can TNC summarize past work on the project and who completed it?

The past work on the project is confined to the initial conceptual design presented in Attachment C of this RFP. The work was completed in March of 2019 by a design firm named Ecopolitan Designs. The work was paid through a grant to The Nature Conservancy from a community foundation.

Does the proposed design need to maintain the same number of parking spaces in both parking lots? If not, is there a minimum number of spaced required at the conclusion of the project?

There are no specific requirements for the number of parking spaces to be maintained in either of the two parking lots. However, there are two municipal, public evening events each summer season that require the use of all the current parking spaces. This is a priority for the town of Groton’s Parks and Recreation Department.

What is the intent of 100% design? In our experience design-build incorporates contractor input through the design phase and results in performance-based specifications rather than detailed specifics typical of 100% design in design-bid-build. Is “100% design” intended to mean sufficient quality for the construction phase of design-build project delivery?

The intent of the 100% design in this instance should be of sufficient quality to fully inform the construction phase of design-build project delivery. Performance-based specifications are acceptable given the delivery method. However, 100% design should include all necessary regulatory approvals; if additional information beyond the performance specifications is required to receive regulatory approval then those specifications shall meet the minimum requirements outlined.

If seasonality and timing affect paving, is there flexibility in the December 2027 construction completion date?

It is anticipated that the scope of work called out in the RFP can be completed by December 2027. If there are unforeseeable issues or other currently unknown factors that could require extending the completion date beyond December 2027, there is flexibility to explore possibilities, assuming there are no change order(s) with additional expenses generated outside the signed contract amounts and tasks.

Would TNC consider standardizing (via an allowance or percent of the construction budget) the Corrective Action amount to be provided by bidders for the Corrective Action line item?

TNC is not considering standardizing a Corrective Action amount to be provided by bidders for a Corrective Action line item.

Does TNC have a target budget?

The target budget is not available at this time.

Is all funding secured for design, permitting and construction? If not, how much funding and for what phases of the project are funds secured?

Funding has been secured for design, permitting, and construction as presented in the scope of work for this project as described in the RFP.

In lieu of a cost reimbursable fee structure, would TNC be willing to accept a phased fixed fee or lump sum fee structure?

At this initial stage, TNC prefers to proceed with a cost-reimbursable fee structure versus a “phased fixed fee or lump sum fee structure”. Further negotiations with the successful bidder may provide an opportunity to discuss modifications to fee structures during the course of the project.

Are teams able to visit the site or is specific notice to TNC or other stakeholders required prior to site walks?

Yes, “teams” can visit the project site at any time without specific notice to TNC or other stakeholders.

Regarding fee structure, would TNC consider foregoing the need for a Labor and Material cost breakdown for the proposal submissions? TNC could require that breakdown for contracting with the winning bidder, to include Equipment and Subcontractors as needed, but this requires additional time and effort to coordinate during the proposal phase.

To help reduce the time and effort needed to coordinate a Labor and Material cost breakdown in the proposal submission, TNC is willing to forego that requirement. TNC will require that Labor and Material cost breakdown for contracting with the success bidder.

Does TNC anticipate any permit-imposed local, State or Federal time-of-year restrictions?

TNC does not anticipate any permit-imposed time-of-year restrictions, however, the permitting process for this project will determine the specific answer to this question.

Does TNC have preferred pervious paver or pavement product(s) in mind for the western parking area?

At this time TNC and the town of Groton do not have “preferred pervious paver or pavement product(s) in mind” for the Lower Parking Lot (i.e., “western parking area”).

A Design-Build RFP will typically provide more site investigation studies than provided in Attachment C. Will The Nature Conservancy allow the Design-Build Team to revise the project scope of work and budget after review and approval of the Development of Preliminary Design Plans and Cost Opinions Task to meet the applicable stormwater quality standards, the project funding limits, and the proposed completion schedule of December 6, 2027?

Revisions to the project scope of work and budget may be permitted after review and approval of the development of preliminary design plans and cost opinion tasks to meet applicable stormwater quality standards.

Please clarify what is meant by “all work must be completed by December 6, 2027”. Is this a federal grant requirement? Would substantial completion of Construction qualify with some plantings completed in Spring 2028, or does all work include as-built drawings and post-construction photo monitoring?

It is expected and anticipated that the project will be completed (including as-built drawings and post-construction photo monitoring) by December 6, 2027. However, there may be some flexibility to extend the planting to Spring 2028 if planting conditions are determined to be more optimal.

Is any State of Connecticut funding being used to fund this project that may require CEPA review or any federal funding being received through a State of Connecticut Agency? If so, what is the State's funding source?

No, there is no funding from the state of Connecticut being used for this project nor is there any federal funding being received through the state of Connecticut for this project.

How much project funding is approved by the Town and allocated for the Design-Build Team for completing this project? Will additional grant funding be pursued for the project design and construction by the Town or TNC in 2027?

Project funding has been secured for design, permitting, and construction as presented in the RFP's scope of work for this project. There are no plans to pursue additional grant funding for the project design and construction by the town of Groton or TNC in 2027.

Has there been any project-specific consultation with local, state or federal permitting agencies? If so, please provide documentation.

At this time, there has been no project-specific consultation with state or federal permitting agencies. The Zoning Enforcement Officer for the Noank Zoning Commission has been consulted informally on several different occasions over the last few years regarding this project.

Will any construction activities require permission for accessing private property, CTDOT Right of Way property or Amtrak Right of Way property?

Construction activities for this project will be confined to municipal-owned property under management by the town of Groton's Parks and Recreation Department. It is not anticipated there will be a need to access private property, CTDOT Right of Way property, or Amtrak Right of Way property.

The Attachment D Copy of TNC Standard Contract (which indicates the "Landowner" as Cuyahoga Valley National Park) is applicable for Construction services but does not reference terms and conditions for Design-Build project delivery, nor terms applicable for civil engineering, environmental permitting, landscape architecture, or licensed survey services. Would The Nature Conservancy and the Town of Groton be agreeable to using a Design Build Institute of America (DBIA) Standard Contract or similar contract for Cost-Reimbursable Services with the U.S. Government Laws and Regulations Attachment instead of the TNC Standard Contract?

TNC Standard Contract (Attachment D) will serve as the basis for contractual arrangements with the successful Contractor for this project. A clean TNC Standard

Contract has been added to the webpage via the link below here and should be considered as a replacement for Attachment D in the RFP and used for review by submittal teams. <https://www.communityresiliencebuilding.com/copy-of-contact>

The RFP Section 2.3 Certificate of Insurance requirements do not include limits for Professional Liability Insurance applicable to the design firm and licensed surveyor firm. The insurance limits in Item 10 of the sample contract differ from RFP Section 2.3 and the limit for Professional Liability Insurance of at least \$5,000,000 and Umbrella Coverage of at least \$4,000,000 are much higher than the insurance required by the Town of Groton for similar services, and these coverage amounts may likely exceed the insurance a licensed surveyor subcontractor will be able to provide. Can The Nature Conservancy clarify the insurance needed for this Design-Build project to be consistent with Town of Groton's insurance requirements for similar work on their parks?

Yes, the town of Groton has required the specified insurance limits for this project as identified in Section 2.3 of this RFP. TNC is required to follow these specifications and ensure that the Contractor does as well. The Contractor will be responsible for insurance limits for subcontractors although there may be the ability to revisit with the town for subcontractors such as licensed surveyors that are peripheral to the actual construction tasks to ensure the work gets completed. As indicated in the question regarding lower insurance limits with the town of Groton on similar services, every project is different and in this case for this project these are the insurance limits the town of Groton requires.

In Section 2.13 Submission of Proposal, should two separate Attachment A Questionnaires and Attachment E Conflict of Interest Disclosure Form be completed, one from the Prime Contractor and one from the Prime Design firm of the Design-Build Team, or can one Questionnaire and Conflict of Interest Disclosure Form be completed for both firms?

If the "Prime Contractor" and the "Prime Design Firm" are separate organizations or companies then yes, the Attachment A Questionnaires and Attachment E COI Disclosure Form should be completed for both firms and included in the submitted proposal.

Section 2.2 and 2.3 request evidence of insurance and a sample certificate of insurance. Do we need to include sample certificates of insurance forms for subcontractors? Should sample insurance certificates be included with the redline contract comments in Section E Contract or as an additional Section H?

Contractors do not have to include sample insurance certificates for subcontractors.

In the Attachment A Questionnaire References question, up to three client references are requested and in Sections 1.4 and 2.2 at least three client references are requested. May we include more than three client references in our response to the Attachment A Questionnaire?

A Contractor may include more than three client references in response to the RFP's Attachment A Questionnaire, within reason.

May resumes of key personnel be included with the Team Organizational Chart in the Employee and Project Team Information requested in the Attachment A Questionnaire?

Yes, please feel free to include resumes of key personnel to be included with the Team Organizational Chart in the Employee and Project Team Information requested in the Attachment A Questionnaire.

Do record drawings or as-builts of stormwater infrastructure exist?

Yes, the Town has provided an as-built of the 10" PVC Town sewer main across the site which also shows the 18" RCP storm pipe. See diagram provided after last question below.

Have any studies been done to support the construction of the existing parking lots or the feasibility analysis of the Conceptual Design (Attachment C) and this Design-Build Project, for example geotechnical borings, hydrologic/hydraulic analysis, soil/pavement testing, wetland delineation, parking capacity during highest use period for the Park, or parking needs study? If so, please provide.

The Town was unable to locate any studies that may have been completed as part of the original parking lot installation at the project site. There are also unaware of any formal study assessing the parking capacity during highest use periods or any parking needs study that have been completed for the project site.

No studies have been done to support the feasibility of the Conceptual Design (Attachment C) and this Design-Build project.

Have any historical or cultural investigations of the site been completed? If not, is an investigation expected to be performed as part of the project scope?

The Town is not aware of and did not find any historical, cultural, parking, or ESA studies. It is not expected that historical or cultural investigations will need to be performed as part of the project scope at this time.

Has a Phase 1 investigation or any other environmental site assessments been prepared for the site?

The Town is not aware of and did not find any ESA studies prepared for the project site.

Does TNC have available information on the subgrade material for the parking lot? When were the lots last paved?

The Town believes the parking lot was last paved in the 1990's based on comparing the 1990 GIS aerial to 1999. The trench patch for the sewer main is visible in 1990 and gone in 1999.

Regarding parking and seasonality, during the period of construction would the Town be willing to give up some smaller areas of parking to be cordoned off and used for construction use during the busy season?

With the exception of two nights during the concert season June-mid August when the parking lot is full there will not be any issue with cordoning off a smaller area of the parking lot(s) for use during construction.

Diagram – As-built of the 10" PVC Town sewer main across the site which also shows the 18" RCP storm pipe.

