

## CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: 26-107

RFP Title: Alpha Loop Trail Design-Build from Haynes Bridge Rd to Encore Pkwy

RFP Addendum Posting Date: November 17, 2025

### ADDENDUM #3

#### TO ALL DESIGN / BUILD TEAMS:

1. The information included in this addendum is made part of the RFP noted above and part of any contract that may be awarded because of response to this RFP.
2. The purpose of this addendum is to supply new or revised information or documents as well as answers or confirmations in response to DESIGN / BUILD TEAMS' questions received after 2:00 PM, October 23, 2025, and before November 13, 2025, at 2:00 PM. (See Addenda #1 and #2 for Q&A prior to 2:00 PM, October 23, 2025.)
3. If there is a conflict between any previously supplied information and the information contained in this addendum, the information contained in this addendum will prevail.
4. DESIGN / BUILD TEAMS must acknowledge receipt of this addendum when submitting proposal.
5. Debora Westbrook is the designated Procurement Agent and the sole point of contact for this RFP on behalf of the City. DESIGN / BUILD TEAMS must direct all questions and comments exclusively through the Opportunity Q&A tab prior to the posted Question Due Date on the Bonfire project webpage. Link to Bonfire:  
<https://cityofalpharetta.bonfirehub.com/>
6. All official communication will be provided through the Bonfire project webpage. DESIGN / BUILD TEAMS are responsible for monitoring the Bonfire webpage for any status updates, addenda, or the final award notice. Direct communication with any other City staff regarding this RFP is not permitted and may result in disqualification.
7. Remainder of this page intentionally blank. See addendum information beginning on the next page.

**BEGIN ADDENDUM**

The City of Alpharetta (City) is changing the request for proposal documents in the following respects. The following corrections are made to our responses to questions in Addendum 1.

1. Schedule of Events, Bidding Close Date has been revised. ITB Specifications & Bidding Information document, section 4, RFP Schedule of Events, #A

**Proposal Close Date, Deadline for Submissions: Thursday, December 18, 2025, at 10:00 AM.** We may change this date during the RFP process. We will post any change in an addendum. Review web page for addenda.

2. An additional Questions and Answer period has been added. Any additional questions must be submitted no later than Monday, December 8, 2025, at 2:00 PM. The City's responses to all questions received will be posted online at the Bonfire Procurement page for this RFP by close of business on Friday, December 12, 2025.
3. Additional PDF formatted documents associated with this Addendum #3 have been posted separately on the Bonfire Procurement page for this RFP:
  - a. RFP 26-107 AlphaLoop Bridge Plans
  - b. RFP 26-107 BCGE Geotech Report

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The following is a list of questions received by the City after October 23, 2025, and prior to November 13, 2025, at 2:00 PM.

- Q1 Past Experience: Section 3. Team Qualifications Section D requires we show projects completed within the past 5 years. Please extend this requirement to show projects completed within the past 10 years.
  - a. Respondents may include projects completed within the past 10 years. Respondents who include only projects completed within the past 5 years may be scored higher.
- Q2 Project Approach Exhibit: In the Project Approach section of the RFP (pages 14-15), an exhibit of the Design-Build Team's proposed trail alignment is required. Please clarify if this exhibit should be in the form of scalable schematic design documents or if simple overlays and approximate paths will suffice.
  - a. At a minimum, "simple overlays and approximate paths" should be included in the RFP response. Respondents providing more detailed exhibits may be scored higher.
- Q3 Cost Proposal Template: Please clarify if a template will be issued for the cost proposal part of the submission.
  - a. The City will not be providing a template for the cost proposal. Respondents should submit their Cost Proposal separately in PDF format. Refer to Item 4 on

pages 15 through 16 of the "RFP\_26-107\_Scope\_of\_Work" document for cost proposal details.

- Q4 Steel Preference: The plans for the steel girders call out a galvanized finish. For the pedestrian truss bridge. The report states, "Generally, pre-manufactured, self-weathering steel structures are preferred for cost-effective construction and maintenance." In the project overview notes, it is mentioned that the pedestrian truss is painted, and renderings show the bridge over Hanes Road as black. Please clarify if there is a preference for the steel (weathering steel, paint, or galvanized).
- a. At this time, the City's preference is for weathering steel.
- Q5 Will the DB Team be given access to the property along the alignment, post award, but prior to purchasing R/W easements in order to perform survey activities and geotechnical studies?
- a. Yes. The City will work with the Design-Build Team to coordinate access to the properties with their respective owners. Tree removal will not be permitted and the Design-Build team will be responsible for restoring any areas disturbed by these activities.
- Q6 Temp Construction Easements: Can temporary construction easements be proposed by the DB Team in order to facilitate the construction of boardwalk spans?
- a. Temporary construction easements can only be proposed on Parcels 4 through 7. As stated in the scope of work document, no work is to occur on Parcel 1 and work on Parcels 2 and 3 must be confined to a 20' wide easement.
- Q7 Will this project be exempt from the City's Tree Conservation Requirements consistent with the exemption listed in Section 2.2.3 A-4? If not, will the project be required to provide required recompense for specimen trees impacted and to meet tree density requirements?
- a. Yes, this project will be exempt.
- Q8 Does the City have any additional tree survey information other than what was provided on the CAD/DGN files included with the RFP documents?
- a. No.
- Q9 Will the City be providing the ISA certified arborist referenced in the Scope of Work document (Page 8, Section J – 3) or is the Contractor required to provide this service?
- a. The Contractor/Design-Build Team is required to provide this service.
- Q10 Does the Northpoint Overlay District apply in any way to this project?
- a. No.
- Q11 Could you help me track down the Geotechnical Report by GEOHYDRO, report number 181281.20 dated May 10, 2019? I am looking for the boring logs.
- a. A copy of this report is included as part of this addendum. Note that this geotechnical report and the boardwalk plans referencing it were for an extension of the City's Big Creek Greenway from Marconi Drive to Union Hill Road. This report is being provided only as reference for the geotechnical conditions

associated with that design. The information presented in the report is **not** indicative of the conditions associated with this project. Refer to the response to Question 19 below for additional clarification regarding the boardwalk plans provided in the “RFP\_26-107\_Reference\_Materials” document.

- Q12 If additional easements and/or ROW are required, along Haynes Bridge Road, to construct the Add Alternative bridge, will the City assume the responsibility for obtaining those?
- a. Yes.
- Q13 Are modifications/replacements to the Morrison Lake trail section as for the connection points of the Alpha Loop trail segments allowable?
- a. Yes.
- Q14 Is the Morrison Lake trail required to remain open to complete a continuous loop, or can sections be closed while still maintaining ingress/egress and access to main trail amenities?
- a. A continuous loop must be maintained. However, portions can be temporarily closed if a temporary path maintaining loop connectivity is provided for the duration of the closure.
- Q15 Can the reference survey files be provided as AutoCAD DWG formatted files?
- a. DWG versions of the files have been uploaded. They are available with the following link: [RFP 26-107](#)
- Q16 For Parcels 2 and 3, please confirm all activities (including construction access and construction activities) must be confined to a 20' wide easement.
- a. All activities, including construction access and construction activities, on Parcels 2 and 3 must be confined to a 20' wide easement.
- Q17 Have any laydown and/or staging areas already identified and coordinated for this project?
- a. No.
- Q18 Scope of Work: RFP 26-107 RFP Scope of Work, Page 8 & 20 of 35. Section J. Landscape and Tree Protection directs the contractor to the City of Alpharetta Design Guide. Can the current version of the design guidance be added to the reference materials for this proposal?
- a. The Alpha Loop Design Guide is already included in the reference materials provided. Refer to pages 7 through 39 of the “RFP\_26-107\_Reference\_Materials” document.
- Q19 Scope of Work: RFP 26-107 RFP Scope of Work, Page 7 of 35. Section E. Boardwalk Requirements directs the contractor to the document RFP\_26-107\_Reference\_Materials. The proposed jobsite topo data has substantial elevation changes +20 ft that the existing elevated boardwalk located in RFP\_26-107\_Reference\_Materials would not allow. Please provide additional information

regarding the actual boardwalk structure at the location detailed in the Reference Materials as it differs onsite from the details shown on the Reference Materials.

- a. The boardwalk plans included in the “RFP\_26-107\_Reference\_Materials” document were provided solely to serve as guidance to the Design-Build Team regarding what the City desires boardwalks to provide aesthetically and functionally. The referenced boardwalk was constructed as part of the extension of the City’s Big Creek Greenway from Marconi Drive to Union Hill Road. The boardwalks can be found to the northeast and southwest of the Big Creek Greenway’s crossing underneath Windward Parkway.

It is the responsibility of the Design-Build Team to design boardwalks specific to this project and the associated site conditions. These boardwalks are to meet the requirements set forth in Section E on Page 7 of the “RFP\_26-107\_Scope\_of\_Work” document and are to be aesthetically and functionally similar to the referenced design. Where grade changes make boardwalks infeasible, the Design-Build Team will need to design bridges which meet the requirements set forth in Section F on Page 7 of the “RFP\_26-107\_Scope\_of\_Work” document.

Q20 Scope of Work: RFP 26-107 RFP Scope of Work, Page 7 of 35. Section E. Boardwalk Requirements directs the contractor to the document RFP\_26-107\_Reference\_Materials. Can the Reference\_Materials be updated to include the existing documents for the portion of the trail system located between Old Milton Pkwy and Westside Pkwy. This structure is more applicable to the site topography and engineering requirements than the location in the reference materials as observed onsite.

- a. Design plans for the bridge constructed as part of the Alpha Loop between Old Milton Parkway and Westside Parkway have been included with this addendum. Note that any bridges (excluding the alternate bridge over Haynes Bridge Road) must comply with the requirements set forth in Section F on Page 7 of the “RFP\_26-107\_Scope\_of\_Work” document.

Q21 Structures: For the structures referenced in the question above, would the temporary easement in Parcels, 2 & 3 be increased on a temporary basis to allow for the erection of this larger boardwalk structure which is more appropriate for the greater elevation changes on this proposed jobsite?

- a. No. All work performed on Parcels 2 and 3 must be limited to a 20’ wide easement.

Q22 Bid Date Extension: Due to the differing site conditions of the proposed jobsite location vs the existing boardwalk in the Reference materials, would an extension to the bid date be approved to allow for the additional pre-proposal engineering.

- a. The City will extend the due date for submission of responses one week to Thursday, December 18, 2025 at 10:00AM. An additional Question & Answer period will also be added. Any additional questions must be submitted by Monday, December 8, 2025 at 2:00PM. Responses will be posted by close of business on Friday, December 12, 2025.

Q23 Pedestrian Lighting: Would alternatives for the pedestrian lighting will be accepted (including solar options).

a. No.

Q24 Utilities: Does this project have any existing agreements with the utility owners (Verizon, Century Link, Zayo, Southern Gas Company, AT&T, Comcast, FiberLight, Fulton Co Sewer/Water, Georgia Power, City of Alpharetta) along Haynes Bridge road or otherwise on the project to move the new construction to avoid the existing utilities? There are several utilities designated as High impact in the Pedestrian Bridge concept location that will require significant relocation engineering time and construction costs.

a. No.

**END ADDENDUM**