

Elijah Perry Park Phase II Project

RFP for Design Proposal

Official Clarification and Schedule Update

Issued: Thursday, March 19, 2026

Please be advised of the following official clarifications and schedule updates regarding the Elijah Perry Park Phase II Project Request for Proposals (RFP).

Key Dates

- **Proposal Submission Deadline:** March 30, 2026, at 12:00 PM (Noon)
- **Final Date for Requests for Information (RFIs):** March 16, 2026
- **Responses to RFIs Issued:** March 23, 2026

RFI Responses

1. Prefabricated Restroom / Concession Building

Question:

Will Camden Community Partnership (CCP) consider prefabricated building(s) for the restroom and snack bar?

Answer:

Yes. Prefabricated building systems may be considered. However, the structure must comply with **all applicable City of Camden codes, New Jersey building codes, ADA requirements, and public park facility standards** for restroom and concession facilities.

2. Concession Stand Program

Question:

Will the snack bar be a full-service facility with a grill and/or cooking appliances?

Answer:

No. The concession stand should be designed to provide **basic electrical and water service** to support limited appliances such as a hot dog roller, warming station, or refrigerator.

The design must comply with **City of Camden and Camden County Health Department requirements**, including:

- Handwashing sink
- Three-compartment sink
- Non-porous floors and walls
- Pest-resistant storage areas

3. Pre-Packaged Food Operation

Question:

Will the concession stand primarily serve pre-packaged food requiring only electrical service?

Answer:

Yes. This question is addressed in Response #2.

4. Previous Design Plans and As-Built Drawings

Question:

Are previous design plans, building schematics, or as-built drawings available?

Answer:

Yes. A link to available **Phase I design plans and as-built documentation** will be provided upon request.

5. Survey Information

Question:

Is the previous survey available, or will a new survey be required?

Answer:

Available survey documentation from **Phase I** will be provided upon request. Responding firms should include **an allowance for supplemental survey work** if additional survey data is required for Phase II design.

6. Project Schedule

Question:

Is there an anticipated project schedule?

Answer:

A detailed schedule has not yet been finalized. However, the **project goal is to complete construction by the first quarter of 2027.**

Environmental

7a. Environmental Reports / Preliminary Assessment

Question:

Was a Preliminary Assessment (PA) or environmental report previously prepared? Is a new report required?

Answer:

Yes. Environmental reports and documentation from the Phase I remediation are available upon request.

The site is currently **remediated with a 12-inch cap**. If the cap is breached or disturbed during construction activities, additional environmental coordination and documentation are required.

7b. Permit Fees

Question:

Should permit application fees be included in the cost proposal?

Answer:

Yes. **Permit application costs should be included** in the cost proposal.

Utility Coordination

8. Subsurface Utility Investigation (SUI Level B)

Question:

What is the purpose of SUI Level B? Should it include work within the park and adjacent roadways?

Answer:

Yes. **Subsurface Utility Investigation (SUI) Level B** services should be included. This work will assist in identifying existing utilities in areas where **excavation and new utility installation are anticipated**.

Construction Management

9. Construction Management & Inspection (CM/CI)

Question:

Page 9 states that Construction Management & Inspection (CM/CI) is not included in this RFP; Pages 12–13 reference CM/CI services.

Answer:

Construction Management and Construction Inspection **shall be included in the scope of services** for this proposal.

10. Concession Stand Kitchen Scope

Question:

Will the concession stand require a commercial kitchen with hood systems and exhaust?

Answer:

No. The facility should be designed as a **simple park concession stand**, supporting limited equipment such as:

- Warming stations
- Refrigerators
- Sink stations

Commercial kitchen equipment requiring **hood systems or grease exhaust** is not anticipated.

11. Building Configuration

Question:

Will the concession stand be integrated with the restroom building or constructed as a separate structure?

Answer:

The design team may present **multiple configuration options** for consideration, including:

- Integrated restroom/concession building
- Separate structures

CCP will review and provide feedback during the design process.

12. Geotechnical Investigation

Question:

Will geotechnical investigations be provided by the owner?

Answer:

No. Any geotechnical investigation required to support the design should be included in the consultant's scope of work.

13. Environmental Remediation Status

Question:

What is the status of environmental remediation for the project site?

Answer:

Remediation activities were completed during **Phase I of the project**.

The site currently includes:

- **A 12-inch engineered cap system**
- **Demarcation fabric beneath the cap**

The **Licensed Site Remediation Professional (LSRP) of record** is currently preparing the **Remedial Action Report (RAR)** and **Remedial Action Permit (RAP)** for submission to the **New Jersey Department of Environmental Protection (NJDEP)**.

Any excavation that penetrates the cap will require **coordination with the LSRP**.

14. Survey Scope

Question:

Should responding firms include topographic and utility surveys?

Answer:

Phase I survey information will be provided to the design team. However, firms should include **an allowance for additional survey services** if required.

15. Environmental Assessment Requirements

Question:

Will a Phase I Environmental Site Assessment be required for this project?

Answer:

A **Phase I Environmental Report** is available and can be provided upon request.

16. Utility Risk Analysis

Question:

Should the Utility Base Plans, Utility Risk Analysis, and Utility Risk Management Plan be included in the Phase II scope?

Answer:

Yes. These services should be included in the proposal. If they are determined to be already included in the **Phase I plans and specifications**, CCP reserves the right to **deduct the associated cost from the proposal scope**.

17. Restroom / Concession Building Design

Question:

Is a custom architect-designed building anticipated?

Answer:

Yes. An architect-designed restroom/concession facility is anticipated. However, CCP is also open to reviewing **prefabricated building options** that meet project requirements.

18. Facility Location

Question:

Has a preferred location for the restroom/concession facility been identified?

Answer:

Yes. The preferred location is shown in the **Phase I plans provided in the project document link**.

19. Utility Service

Question:

Were water, sewer, or electrical services installed during Phase I?

Answer:

No. **Water, sanitary sewer, and electrical services will need to be installed as part of Phase II.**

20. Traffic Control and Staging Plans

Question:

Are traffic control and construction staging plans required?

Answer:

Formal traffic control plans are **not required as part of this proposal**. However, coordination with the contractor regarding construction staging may occur during the **CM/CI phase**.

21. Construction Inspection Level of Effort

Question:

What level of construction inspection is anticipated?

Answer:

Construction Management and Inspection services should be provided **as required to support construction, punch list completion, and project closeout**. The exact level of effort (full-time or part-time) may be determined based on the final construction scope.

22. Project Budget

Question:

The press release references a \$484,750 Green Acres grant. Is this the total project budget?

Answer:

Yes. The **\$484,750 Green Acres grant represents the total available project budget**, including:

- Design services
- Construction Management & Inspection
- Construction