



Town of Los Gatos

Request for Proposals – Oak Meadow Bandstand Area Improvements Questions and Answers 11/22/2021

1. The conceptual plan drawing and RFP indicates a fairly straightforward scope of work (ie. landscaping, irrigation, pavement, ADA access). Does the Town see the need for any additional disciplines besides a topographic surveyor and landscape architect, such as electrical, structural, or geotechnical engineer?

The consultant may need to help understand what other disciplines may be required. The scope may include some minor landscape lighting per the RFP Attachment 1 concept plan.

2. Is the available project funding earmarked for just construction, or is it intended to address both hard and soft costs?

The project budget is around \$287k, which includes design, documentation, and construction fees.

3. Will the Town be limiting proposals to the initial shortlist of firms, or opening it up to all firms (since it is on the Town's bid board)?

The Town's level of effort in marketing this RFP was emailing few interested landscape architects and posting it on the Town's website. However, since the RFP is on the Town's website, it is open to the public.

4. Exact limit of work confirmation – Attachment 1 plan diagram shows the hardscape about 12' x 20' in front of the existing bandstand. Do you consider this as the project boundary? If not, please define. Also within the boundary, we can design any shape or do you set on the fan shape?

The dimensions of the hardscape area shown in the concept plan is approximately 50'x100' in front of the existing bandstand (including walkways). The size and shape of the hardscape do not need to strictly follow the concept plan in Attachment 1. These would be governed by the needs of the space for future programs.

5. What types of events were held previously or expected in the future?

To be determined from discussions with stakeholders. In general, the Town is hoping to host small public concerts, dance events, weddings, and other group events.

6. Currently the bandstand has the semi-accessible path from the pathway. Do you expect the future design should improve the existing or to propose the new one?

The general intent is to make the bandstand stage and the new hardscape area accessible from the existing pathway. See attached for accessibility deficiencies identified by the Town's ADA

consultant. If addressing issues with the rail and steps prove to be too difficult as part of this project, the Town may address them as a separate project.

7. We saw the plant edging at 4 corners, and attachment 1 plan shows keeping those. Are you still planning to keep/ renovate/ improve the existing planting area? If so, is there an existing irrigation system or do we need to add?

The Town would consider the consultant's recommendation related to corner planter space.

8. Should we expect all design and documentation fees, construction fees and any other town soft costs within the sum of grant fund and additional local fund? Or these funds would be only for the construction fees?

The project budget is around \$287k, which includes design, documentation, and construction fees.

9. Our company is owned and operated by owners only, so currently we do not have Worker's Comp as our insurance agent said this is for the company with employees. Do you think we can waive this quinquere? If not, we can always go back to our insurance agent to add the policy.

Please include this request in the cover letter. The Town has allowed such waiver in past projects.

Oak Meadow Park

Path of Travel : Walking Surface Cross Slope

**Path Through Single Family Picnic Area
Exterior Walkway**

Finding

There are cross slopes greater than allowed on the primary path of travel.

On-Site Finding 3.60 percent for 75.00 feet

Recommendation

Provide a compliant path of travel.

Recommendation Up to 2.08 percent

Code Reference ADA 402, 403.3, CA 11B-403.3

Record Number 20038



Path of Travel : Change in Level

**Path to Bandstand
Change in Elevation**

Finding

There is a change in elevation greater than recommended value.

On-Site Finding 0.62 inches

Recommendation

Ensure that the change in elevation is within the recommended value.

Recommendation Up to 0.25 inches

Code Reference ADA 303, 403.4, CA 11B-303,403.4

Record Number 20082



Oak Meadow Park

Stairs : Risers Height

East Stairs to Bandstand

Run 1

Finding

The height of the risers are not uniform.

On-Site Finding Not Uniform

Recommendation

Modify or replace the stairs to provide uniform riser height.

Code Reference ADA 504, CA 11B-504.2

Record Number 20060



Stairs : Risers Striping Width

East Stairs to Bandstand

Run 1

Finding

There is detectable striping affixed to each tread of the stairway, however the strips do not contrast in color from that of the treads or are not at least two inches in width.

On-Site Finding 1.00 inches

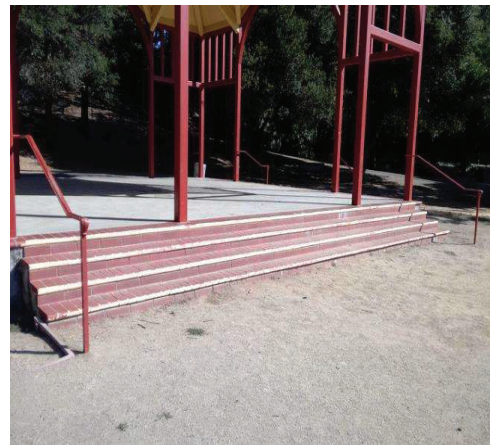
Recommendation

Replace the detectable striping on each tread of the stairway with detectable striping that clearly contrasts in color and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

Recommendation 2.00 - 4.00 inches

Code Reference ADA 504, CA 11B-504.4

Record Number 20061



Oak Meadow Park

Stairs : Handrail Diameter

East Stairs to Bandstand

Run 1 Left Handrail

Finding

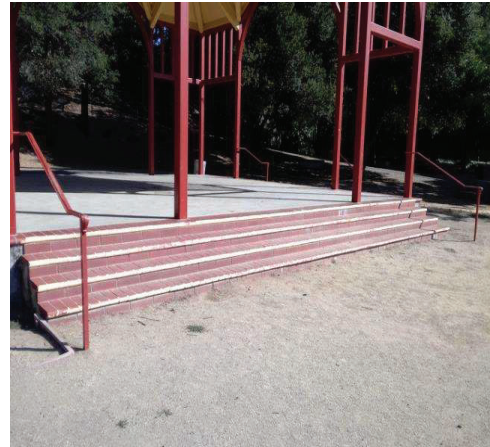
The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches



Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20062

Stairs : Handrail Diameter

East Stairs to Bandstand

Run 1 Right Handrail

Finding

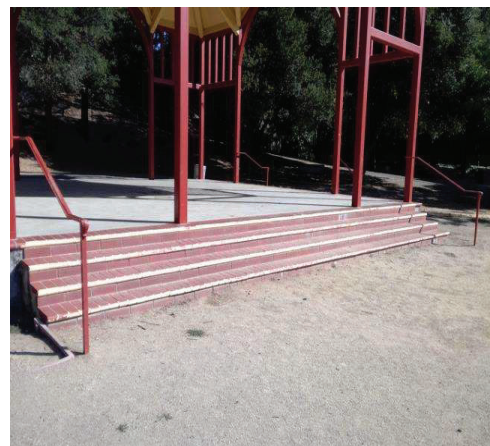
The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches



Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20063

Oak Meadow Park

Stairs : Risers Height

North Stairs to Bandstand

Run 1

Finding

The height of the risers are not uniform.

On-Site Finding Not Uniform

Recommendation

Modify or replace the stairs to provide uniform riser height.

Code Reference ADA 504, CA 11B-504.2

Record Number 20042



Stairs : Riser Nosing Projection

North Stairs to Bandstand

Run 1

Finding

The projection of the nosing on the stairway is greater than required.

On-Site Finding See Above

Recommendation

Modify the nosing on the stairway so that the nosing is curved or beveled and do not project more than required over the tread below.

Code Reference ADA 504, 504.5

Record Number 20041



Oak Meadow Park

Stairs : Riser Uniform Tread Depth

North Stairs to Bandstand

Run 1

Finding

The treads do not have a uniform depth.

On-Site Finding See Above

Recommendation

Modify or replace the stairs to provide compliant treads.



Code Reference ADA 504.2, CA 11B-504.2

Record Number 20040

Stairs : Risers Striping Width

North Stairs to Bandstand

Run 1

Finding

There is detectable striping affixed to each tread of the stairway, however the strips do not contrast in color from that of the treads or are not at least two inches in width.

On-Site Finding 1.00 inches

Recommendation

Replace the detectable striping on each tread of the stairway with detectable striping that clearly contrasts in color and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

Recommendation 2.00 - 4.00 inches



Code Reference ADA 504, CA 11B-504.4

Record Number 20043

Oak Meadow Park

Stairs : Handrail Diameter

North Stairs to Bandstand

Run 1 Left Handrail

Finding

The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches

Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20044



Stairs : Handrail Diameter

North Stairs to Bandstand

Run 1 Right Handrail

Finding

The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches

Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20045



Oak Meadow Park

Stairs : Risers Striping Width

South Stairs to Bandstand

Run 1

Finding

There is detectable striping affixed to each tread of the stairway, however the strips do not contrast in color from that of the treads or are not at least two inches in width.

On-Site Finding 1.00 inches

Recommendation

Replace the detectable striping on each tread of the stairway with detectable striping that clearly contrasts in color and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

Recommendation 2.00 - 4.00 inches



Code Reference ADA 504, CA 11B-504.4

Record Number 20055

Stairs : Riser Nosing Projection

South Stairs to Bandstand

Run 1

Finding

The projection of the nosing on the stairway is greater than required.

On-Site Finding See Above

Recommendation

Modify the nosing on the stairway so that the nosing is curved or beveled and do not project more than required over the tread below.



Code Reference ADA 504, 504.5

Record Number 20054

Oak Meadow Park

Stairs : Handrail Diameter

South Stairs to Bandstand

Run 1 Left Handrail

Finding

The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches

Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20057



Stairs : Handrail Diameter

South Stairs to Bandstand

Run 1 Right Handrail

Finding

The diameter of the handrails is not within the required range.

On-Site Finding 2.25 inches

Recommendation

Replace the handrails on each side to provide a smooth and continuous gripping surface diameter within the required range.

Recommendation 1.25 - 2.00 inches

Code Reference ADA 505, 504.6, 505.7, CA 11B-505.7

Record Number 20056

