



WATERFRONT DRIVE PLANNING & ENGINEERING SERVICES

QUESTIONS AND RESPONSES

Submit all questions and proposals via the procurement email procurement@portofbenton.com or in person at 3250 Port of Benton Blvd, Richland, WA 99354. Use the project name for the title of the email.

Updated 3/25/2025

#	Questions	Response
1	How is the project funded?	This project is Port funded and not tied to a grant or loan.
2	Is the port pursuing grants with this work scope?	The port has not yet identified a specific grant or loan program, but it consistently aims to craft deliverables that are beneficial for grant and loan applications. Recreation and Conservation Office (RCO) grants may be an option for pursuing shoreline improvement (path, park, water feature) funding, but the port will rely on the expertise of the selected firm to guide this option and process.
3	What is the budget for the study?	Based on the Port's experience, the current budget is expected to cover initial reports, feasibility study(s), and conceptual layout. Detailed (stamped) design engineering and architectural work is not part of the scope or budget.
4	Is there a schedule/deadline by which the project must be completed?	The port requires some reports sooner than others, such as the cultural assessment. Therefore, a phased schedule of deliverables, with the goal of completing all work by the end of 2025, would ideally benefit the port's interests. However, the port will also rely on the expertise of the contracted firm to ensure that timelines align with the delivery of the best possible outcomes and services.

5	What is the driver behind the project?	The future development of the property is the primary driver, and completing the upfront planning and reports could open doors for the port to attract developers or apply for funding to support the next stages of design and development. In addition, completing upfront work to minimize the feasibility and understand development cost is part of the goal.
6	Have you been approached by interested developers?	Since this is some of the last remaining commercial riverfront property on the City of Richland side, the port frequently receives interest from developers. This upfront work is expected to provide clarity, streamline the development process, and shorten the timeline for potential developers.
7	What is the Port's primary purpose with the study?	The Port has a vision for developing these properties, which is the driving goal behind the RFQ. It seeks to understand the potential and obstacles from a utility, shoreline, and City code perspective to streamline the development process. One of the main objectives is to reduce the timeline for developers (or the Port) by conducting upfront work.