

CITY OF SANTA MARIA



**REQUEST FOR PROPOSALS
FOR ENGINEERING DESIGN SERVICES**

**ADDENDUM NO. 1
ISSUED ON OCTOBER 25, 2019**

**INTEGRATED WASTE MANAGEMENT FACILITY
AT LOS FLORES RANCH**

Issuing Office:
City of Santa Maria
Utilities Department
2065 East Main Street
Santa Maria, CA 93454

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Comment / Question	Section if applicable	City Response
City Clarifications		
Dropbox Updates		All Permit information and Project-related documents, including new documents (attachments) coinciding with the release of this Addendum , are available online via the City's Dropbox at http://bit.ly/losfloresrfp .
Recycling Park vs. Household Hazardous Waste Facility (HHWF)		The Recycling Park and HHWF are separate locations at the same site. The Recycling Park is located near the active site of the Santa Maria Regional Landfill (SMRL), just beyond the Scalehouse. The HHWF is the trapezoidal, canopied structured next to the flares on the west side of the property. A figure showing both sites is provided via the City's Dropbox.
Fleet Shop, Maintenance Yard, Equipment Maintenance, Facility, etc.		The terms "Fleet Shop / Maintenance Yard," "equipment maintenance facility," and the-like are used interchangeably.
Consultant Questions		
General		
Does the City have current projections of future waste disposal tonnage?		An increase of 0.5% in tonnage is anticipated per year for the next decade.
What is the timing of Caltrans improvements to Highway 101 ramps?		The Caltrans project is scheduled to begin Spring/Summer 2020, with construction activities ending within that year.
Did the City consider access to the first phase from the northwest portion of the property from Dominion Road?		This was not considered.
Does the City anticipate significant push back from the community in response to release of the supplemental EIR?		It is anticipated that the Supplemental Environmental Impact Report (EIR) will demonstrate the proposed project is superior to the existing project.
Is there a document or design basis that provides more information for the design presented in the plan sheets for Los Flores Western		There is no document for the plan sheets provided for the conceptual western development. The driving factors behind the design are to avoid existing Chevron wells, to minimize impacts to oak trees/cultural

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Development? If so, is it available?		artifacts, and to minimize soil excavation/fill for Phase 1.
When compared to the original Eastern Development area design, the Western Development area results in a loss of more than 37 million cubic yards and at least 45 years of disposal capacity. Does the City desire to regain that lost disposal capacity?		The City is open to regaining lost airspace if it does not negatively impact the CEQA approval timeline or displace Chevron-owned oil wells.
Permit Information & Related Documents		
The plan sheets and preliminary design for the Western Development cannot be constructed as shown without adding required mid-slope benches (per code) and further assessing slope stability.	§5 Plan Sheets	Plans provided with the RFP are intended to be preliminary concepts of the “western alternative” and the City understands there will be changes to the final design. The Consultant will be expected to follow the scope of work set forth in Section 7.3.
Please provide Figure 3 Master Excavation Plan and Figure 4 Master Fill Plan as AutoCAD files.	§Plan Sheets	All western development master plan files are provided via the City’s Dropbox.
Do you consider the 2012 topographic map to still be representative of the site?	§ Plan Sheets	There has been no new topographic map of the Los Flores Ranch area since 2012, but the topography has remained largely the same.
Will the 2012 Topography be provided in an electronic format to the selected consultant?	§ Plan Sheets	The 2012 topography file is provided via the City’s Dropbox.
Plan Sheet #7 identifies an office adjacent to Phase 1; is this the equipment maintenance facility?	§ Plan Sheets	This is a potential location for the Fleet Shop / Maintenance Yard.
Please clarify the intent of the line shown on Sheet 12 from the landfill main area to the Radio Tower.	§ Plan Sheets	The line demonstrates a conceptual location for a power line. Consultants are to provide their own designs for communications and electrical lines.
The Geotechnical Investigation Report that is Appendix D of the EIR seems to be missing figures, lab, and other supporting	§5 Final EIR	The EIR’s Geotechnical Investigation Report is based on a report by Geologic Associates (GLA), and is therefore using the appendix lettering system found in the GLA document.

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documents. Can you have all geotechnical and geologic information available?		For example, when Appendix D of the EIR cites data from "Appendix H," it is referring to the GLA report's Appendix H, not the one in the EIR. The GLA report contains all the geotechnical and geologic data used in the creation of Appendix D of the EIR and is provided via the City's Dropbox. As for other geotechnical information, refer to the Fugro study of onsite clay borrow; this document "Geotechnical Feasibility Study" is now provided via the City's Dropbox. It also refers to the GLA report.
Has there been any geotechnical work performed since 2007, and if so, is that information available?		No additional geotechnical work has been performed at Los Flores Ranch.
Is there an as-built map of existing site infrastructure and utilities?		There are as-built maps of some existing Los Flores Ranch infrastructure and pipelines. As-built maps for new infrastructure, the radio tower, and the entrance road are provided via the City's Dropbox.
Scope of Services		
Can you clarify the total number of meetings contemplated?	§7(1) §7(2)(i)	The RFP specified up to seven meetings to specifically address regulatory matters. However, other meetings will be required to facilitate the administration and execution of other work required under the RFP; therefore, the Consultant should indicate the anticipated number of meetings to accomplish the work.
Will all permit fees be paid separately by the City?	§7.4(xxviii)	Yes.
Will grading and/or drainage permits also be required?	§7.4(xxviii)	Yes.
Should the PS&Es be based on the western development?	§7(4)	While the western development is the current preferred location, the City is open to an alternative location on the eastern side provided the Consultant can present a comparable design that avoids disturbing oil wells.
Is 9,600 square foot the intended size for the Administration building and should an additional future	§7(4)(ix)	The intended size of the administration building will be approximately 9,600 square

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extension of 30 percent be included in the design?		feet. Design for a future extension beyond this size is not necessary at this time.
Are consultants to provide design engineering for a Spanish-style architecture for the Administration building?	§7(4)(ix)	Building designs should be consistent with the architectural styles set forth in 2015 Downtown Specific Plan (Plan). The preferred style from the Plan is Mission/Spanish. A copy of the Plan is provided in the City's Dropbox.
Is the Administration building design limited to a building shell with tenant improvements designed at a future date or should the design include office-space planning?	§7(4)(ix)	The design will include office-space planning. Potential future improvements to the building may be discussed during the design process.
Please clarify whether "onsite storage facilities for equipment and records will be in the administration building or in a separate building?	§7(4)(ix)	A separate building no larger than 1,000 square feet is required for ancillary equipment (e.g., canopies, dollies, etc.) and record storage. This building should have power and climate control.
Is the entrance gate and monument sign intended to be at the general location shown on Figure 12 (near the Administration building)?	§7(4)(x)	Yes.
Regarding "proper illumination" for the entry gate and the access road, can industry design standards be used for foot-candle based on type of activity?	§7(4)(x)	Yes.
Besides compliance equipment included in #4(iii), is other equipment required?	§7(4)(iv)	Section 7(4)(iv) of the RFP is intended to be encompassing for the entire site.
Are there leachate and landfill gas collection and control system master plans for the Integrated Waste Management Facility (IWMF)?	§7(4)(xii)	The present conceptual alternative western design does not include leachate and gas collection master plans. The Consultant's scope of work will include this design.
Are hydrology calculations available for stormwater basins?	§7(4)(xiv)	The basins on the plan sheets are conceptual and do not have associated calculations. The Consultant's scope of work will include designing appropriate NONA basins.

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Will a restroom be needed at the Scalehouse?	§7(4)(xv)	Yes.
Is the intent of the new design to use above-ground scales or pit-scales?	§7(4)(xv)	Above-ground scales.
Will the new Scalehouse utilize a similar canopy structure to cover the scale booth and scales, such as that used at the SMRL?	§7(4)(xv)	Yes.
Does SMRL's truck parking reflect a "large enough" area Should design include future growth?	§7(4)(xvi)	Yes. Design should include 20 percent additional area for future growth (increase in parking).
For the Scalehouse and Fleet Shop / Maintenance Yard, should specific manufacturers and models or performance specifications be identified in the plans?	§7(4)(xvii)	Specifications should state manufacturer and model in the call outs, and include the option of "or equal to."
Is the intent for the Fleet Shop's maintenance equipment to be designed or an area for the shop equipment?	§7(4)(xviii)	A shop area as well as its service and maintenance equipment should be designed.
Can any of the existing equipment in the equipment maintenance facility be moved to the IWMF?	§7(4)(xviii)	No. The equipment maintenance facility at the IWMF be furnished with new equipment.
Should the equipment maintenance building also include other components, such as a break room, office, storage and restrooms, or just the open bay areas?	§7(4)(xviii)	Yes, the Fleet Shop should include an office, storage, restrooms, and a small break room.
Will the service bays include vehicle/equipment lifts; if so, will these be fully packaged systems or will there be a need for separate hydraulic fluid pumps?	§7(4)(xviii)	No equipment lifts will be incorporated into the design of the service bays, as wheel lifts are preferred. Crane systems should also be implemented for all three bays per the drawings provided via the City's Dropbox.
Will a central compressed air system be required with piped delivery system to quick coupling outlets, hose reels, and various pieces of shop equipment? Will central oil and lube systems be	§7(4)(xviii)	Yes.

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required, including pumps, controls, piping systems and hose reels?		
With respect to the maintenance shop, how many bays does the City desire and what is the largest piece of equipment that will be required to fit in a bay?	§7(4)(xviii)	Per Section 4 of the RFP, the City requires no less than three flow-through bays for maintaining equipment. The bays should be large enough to fit, for example, a standard refuse collections vehicle or a CAT 633 scraper.
What kind of design is the City looking for regarding tailpipe exhaust systems?	§7(4)(xviii)	Tailpipe exhaust systems should comply with State Mechanical Code and ASHRAE standards.
Will the shop include welding operations with need for localized exhaust extraction systems and/or bench welding with exhaust hood?	§7(4)(xviii)	Welding operations will not occur in the shop.
Does the City have a preferred location for the Recycling Park and HHWF?	§7(4)(xviii)	Yes, the location(s) should be after the Scalehouse on the pad that will be created as part of "Stockpile #1" shown on the conceptual plans sheets. Space for a Materials recovery facility (MRF) should also be considered.
Should the HHWF have a canopy structure similar to the existing facility at the SMRL?	§7(4)(xviii)	Yes, a similar canopy structure is required for the new HHWF.
Is the footprint of the proposed HHWF similar to the existing HHWF, or will it be larger?	§7(4)(xviii)	The footprint of the proposed HHWF should be similar.
Will the volume and type of hazardous waste handled at the HHWF require air exhaust and/or fire suppression systems?	§7(4)(xviii)	Fire suppression systems appropriate for household hazardous waste will be required. Volume information for the existing HHWF is provided via the City's Dropbox.
Has an evaluation been performed to determine there is sufficient power available at the existing radio tower to serve the IWMF electrical demands?	§7(4)(xxiv)	No evaluation has been performed.
Is natural gas available or should the design engineering be based on propane, or does the City want to avoid gas used for HVAC and water heating systems?	§7(4)(xxiv)	Propane is the desired source for heating and HVAC.

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What specific types of communications systems will need to be designed for Phase 1 facilities?	§7(4)(xxvii)	All communications systems stated will need to be designed for the Phase 1 facilities, along with any other salient communications systems.
Will the City provide manufacturer preferences in addition to standards for communication systems?	§7(4)(xxvii)	The City will provide preferences and standards during the design phase.
Is remote access to the SCADA systems limited to on-site facilities (i.e., administration building) or is remote access from off-site locations required?	§7(4)(xxvii)	Access from both onsite and off-site facilities is required.
Does the City have an existing type of SCADA system in place for Solid Waste?	§7(4)(xxvii)	No.
Does SCADA need to be hard-wired or can a wireless communication system be designed?	§7(4)(xxvii)	A wireless system is preferred.
Clarify if both control / instrumentation system design and implementation / programming are required for the SCADA system.	§7(4)(xxvii)	Both design and programming are required.
Is the network utilizing VoIP internet protocol limited to communication between onsite facilities or is it also required for communication with off-site facilities?	§7(4)(xxvii)	Communication is required for both onsite and off-site facilities.
Will there be any I.T. server rooms larger than 20 KW connected load?	§7(4)(xxvii)	The Consultant may assume server room(s) will be below 20 KW connected load.
Is there a mitigation program in place for existing oil wells?	§7(4)(xxi)	There is currently no mitigation program for oil wells. Per Section 7.4 of the RFP, the Consultant is to design a work plan to be approved by the Division of Oil, Gas, and Geothermal Resources (DOGGR).
For oil well pipelines (above-ground in most cases), is similar mitigation required or can the	§7(4)(xxi)	The City will coordinate relocation of surface pipelines with respective owners during the design phase.

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project relocate or bury the conveyance lines as needed?		
Will any spaces be required to include special fire suppression systems other than wet fire sprinklers?	§7(4)(ix) §7(4)(xxii)	The administration building will not require any special systems. The HHWF will require appropriate fire suppression systems other than wet fire sprinklers due to the nature of grease and oil based waste stored in the area.
Is it desired to provide all system pressure at the primary pumps or should fire pumps be included at remote buildings?	§7(4)(xxii)	Section 7.4(xxii) of the RFP is intended to cover all fire suppression required items. The City is open to fire pumps at remote buildings provided it is cost effective.
Should both wells to have the ability (whether combined or operating independently) to connect to the water distribution system?	§7(4)(xxii)	Both wells should be connected to the water distribution system.
Is the site precluded from installing an additional water supply well?	§7(4)(xxii)	Currently, the City does not wish to install an additional water supply well at the Los Flores IWMF. In 2018, a hydrogeologic study was conducted to secure additional groundwater resources for the future site, resulting in the drilling of Well #2. The study and well quality tests are provided via the City's Dropbox.
Is the intent to have a backup generation system (instead of a single backup generator) and to provide power to "all" IWMF facilities.	§7(4)(xxv)	The City is open to multiple generator systems for the site provided that it is cost effective. The preferred fuel type for generators is diesel, and all generators will need to be in an enclosure.
Will the wash water need to have a treatment system, if so, what level of treatment is desired? Will sand / oil separators and clarifiers be expected to develop the residual water or will all wash / rinse water be considered residual?	§7(4)(xxvi)	At the SMRL, truck wash water flows into a grease trap, which drains into a clarifier, and eventually residual water is pumped into a holding tank. The clarified water is then used on the surface of the active cell for dust control. A system similar to this is expected to be employed at the IWMF.
Will system at the fueling facility need both refined gas and diesel?	§7(4)(xxvi)	Yes.

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Proposal Format and Required Submittals		
Is the page limit applicable for a specific section or the entire proposal?	§9	Page limit restrictions are hereby abolished. Proposals are not limited by a maximum page count; however, proposers are encouraged to be as concise and succinct as possible. Qualifications and résumés may also be attached as appendices and referenced within the proposal.
Does the sub-consultant's staff need to be identified in the proposal, or just the primary subconsultant?	§9(d)	Per Section 9, sub-consultant staff need to be identified in the proposal. Include résumés of sub-consultant staff critical to providing the required services.
Will the City consider requests for exceptions to the City's standard form agreement?	§13	Yes. Requests for exceptions to the City's standard form should be submitted with the Consultant's proposal.