

# City of Santa Maria



## REQUEST FOR PROPOSALS ADDENDUM NO. 2

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### Facility Condition Assessment

October 31, 2022

**Issuing Office:**

**City of Santa Maria**

**Public Works Department – Engineering Division**

**110 S. Pine Street, Ste. 221**

**Santa Maria, CA 93458**

*Thomas Korman, P.E.  
Principal Civil Engineer  
City of Santa Maria  
Public Works Department – Engineering Division  
805-361-9291*

## REQUESTS FOR INFORMATION: Questions and Answers

1. Referring to Exhibit B IIA - Payment at Conclusion of project. Can monthly progress payments be requested?

*ANSWER: Yes, it will be considered acceptable for monthly progress payments.*

2. Considering the project objectives, where the consultant is asked to develop present and future budgets, is the assumption that this is for renewal needs only?

*ANSWER: The expectation of the City is that data derived from the report will be used to developing maintenance budgets.*

3. Is Cyber liability insurance of \$2 million required on this type of project? In the past we have found this to be very expensive and not required by most of our clients.

*ANSWER: At the request of the City Attorney's Office, Cyber liability insurance will be required. Proposal will not be evaluated on cost or fees and will only be used as a basis of negotiation with the successful consultant.*

4. FCAs don't usually include Telecom? What is the owner requiring the assessors to look at?

*ANSWER: The expectation of the City is to note the type of telecommunication system found in each facility and to evaluate the relevance of each system.*

5. Our estimator works with clients in every state in the US and is familiar with costs in different areas of California. We have an office in California, but our estimator is from Atlanta Ga. Is this acceptable?

*ANSWER: Yes, it is acceptable that a professional estimator be located outside of California, but the City's expectation is that the estimator be well versed in estimating local costs.*

6. Referring to Section 1.12 Request for Proposal Pricing Guidelines, Is this a fixed price with hourly rates submitted for additional work?

*ANSWER: The City's expectation is to enter a contact with a Not to Exceed Cost based on the scope proposed by the consultant. Fees submitted may be used as a basis of negotiation with the successful consultant.*

7. Referring to Section 2.1 "R.S. Means Corporation's published construction and remodeling cost estimating data and format" is noted as an option to a cost estimator... yet in Qualifications section 2.4, the RFP notes "MUST include a professional cost estimator with similar work experience and local knowledge of cost rates." Is a locally knowledgeable cost estimator a required qualification?

*ANSWER: The City's expectation is that that R.S. Means format be used to estimate cost for recommendations and be localized by using adjustment factors and appropriate cost indices.*

8. As a Company that implements Sustainable Practices, we ask if you require the hard copy printed documents noted in the RFP. In addition to considerations for the environment with printing and shipping costs for multiple copies, the question deadline is 6 days before the due date; where an addenda is to be prepared and issued the next business day, 3 days is a tight timeline for revising, printing and shipping hard copy proposals. Will you reconsider allowing electronic submissions instead of hard copy documents?

*ANSWER: In consideration of the request, if an electronic copy is received by 4:00 p.m., Friday, November 18, 2022, the City will consider it acceptable to receive hard copies up to five (5) calendars later.*

9. The RFP indicates that the consultant is expected to verify the square footage of each facility. Can this scope be satisfied by a review of measured drawings and google earth, or are you expecting a measured verification using hand-held measuring devices? Please expand on the level of detail expected for the measurements required.

*ANSWER: The expectation of the City is for square footage for each facility to be represented as accurately as possible. For smaller facilities we could expect measured verification using hand-held measuring devices, on larger facilities review of measured drawings or google earth.*

10. Are measured drawings of each facility available?

*ANSWER: The City archive system contains a majority of drawings for the facilities that are requested to be evaluated.*

11. For the park facilities, is the consultant limited to just looking at buildings?

*ANSWER: Correct, for the FCA, the consultant's scope of work will be limited to assessing the condition of the facilities.*

12. For the park facilities, please provide a location map showing the approximate location.

*ANSWER: Attached is a map of the most notable Parks and Facilities.*

13. The RFP request that proposals be no greater than 35 pages. Are sample deliverables to be included within the 35 pages.

*ANSWER: No, Deliverables are not considered in the page count and can be included as an attachment.*

# PARKS & FACILITIES



Recreation & Parks Make Life Better



1. North Preisker Ranch Park\*—801 W. Boxcar Pl.
2. Preisker Park\*—330 Hidden Pines Way
3. Santa Maria River Park Trail—Broadway On-Ramp (to US101 North Bound)
4. Grogan Park & Neighborhood Community Center—1155 W. Rancho Verde
5. Jim May Park\*/Lake—809 Stanford Dr.
6. Oakley Park—1300 N. Western Ave.
7. Atkinson Park & Community Center—1000 N. Railroad Ave.
8. Rice Park—700 E. Sunset Ave.
9. Tunnell Park—1100 N. Palisade Dr.
10. Edwards Community Center\* & Sierra Vista Park—809 Panther Dr.
11. Veterans' Memorial Community Center\* & Park—313 W. Tunnell Dr.
12. Rosalind Perlman Park—100 N. Broadway
13. Armstrong Park—1000 E. Chapel St.
14. Russell Park—1000 W. Church St.
15. Joslyn Bowling Green—420 S. McClelland St.
16. Abel Maldonado Community Youth Center, Paul Nelson Aquatics Center\*, & Simas Park—600 S. McClelland St.
17. Buena Vista Park—800 S. Pine St.
18. Elwin Mussell Senior Center & Alice Trefts Park—510 E. Park Ave.
19. Joe White Park—500 S. Palisade Dr.
20. Minami Community Center & Adam Park—600 W. Enos Dr.
21. Bob Orach Park & Neighborhood Community Center—1800 Westgate Rd.
22. Robert Acquistapace Park—1921 S. Western Ave.
23. Enos House & Park—1851 S. Bradley Rd.
24. Fletcher Park\*—2200 S. College Dr.
25. Marilyn Stanley Park—2600 La Costa Dr.
26. Rotary Centennial Park\* & Robin Ventura Field—2625 S. College Dr.
27. Rodenberger Park\*—2725 Santa Barbara Dr.
28. Maramonte Community Center\* & Park—620 E. Sunrise Dr.
29. Hagerman Sports Complex\*—3300 Skyway Dr.
30. Pioneer Park & Picnic Ground\*—1150 W. Foster Rd.
31. Los Flores Ranch Park—6271 Dominion Rd. (South-East of Orcutt)

\*Reservable spaces are available.

— Multipurpose Path

Updated April 2021

For more information, contact the City of Santa Maria Recreation and Parks Department at (805) 925-0951 ext. 2260