

City of Santa Maria



REQUEST FOR PROPOSALS ADDENDUM NO. 3

Facility Condition Assessment

November 9, 2022

Issuing Office:

City of Santa Maria

Public Works Department – Engineering Division

110 S. Pine Street, Ste. 221

Santa Maria, CA 93458

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REQUESTS FOR INFORMATION: Questions and Answers

1. How many years does the City want the multi-year annual expenditure plan forecasted? i.e. How many years financial planning outlook do you require? Ten years; 20 years?

ANSWER: In concept, the City had anticipated for a 10-year multi-year annual expenditure plan, but the City would welcome a 20-year expenditure plan in addition.

2. What is the City's current CMMS platform?

ANSWER: The City does not currently have a CMMS platform, but is interested in implementing a CMMS and welcomes recommendations and assistance for implementation.

3. Is the existing maintainable equipment to be inventoried barcoded? If not, does the City want the contractor to barcode the equipment as part of the inventory collection process?

ANSWER: The existing maintainable equipment is not currently inventoried. The City would welcome the idea to inventory the equipment with barcoding.

4. For the property elements to be assessed can the City provide a definition or example of special construction elements?

ANSWER: The term special construction was used to include facilities that are typically not occupied, but serve the public such as gazebos, and other outdoor facilities.

5. Can the City identify on Attachment C the facilities with elevators??

ANSWER: City facilities that contain elevators include the following:

- *Facility No. 5 - Old Library*
- *Facility No. 16 – Library (Main Library)*
- *Facility No. 17 – Library Parking Structure*
- *Facility No. 24 - Ruffoni Building*
- *Facility No. 87 - Town Center Mall Parking "B" (w/ Elevator & Electrical Rm.)*
- *Facility No. 88 - Town Center Pedestrian Overpass (w/ Elevator, RR, Electrical Room)*

6. The RFP notes entry into crawl spaces. We follow ASTM Standards for Facility Condition Assessments which do not require entry into crawl spaces. Crawl spaces can be considered confined space entry. As such, are vendors required to enter crawl spaces if they would require a confined space professional?

ANSWER: Crawl spaces and attic spaces which have suspected environmental hazards shall not be entered until the type of contamination has been identified or under a separate contract. The City will rely on the consultant for testing recommendations.

7. Can you clarify the use of sites "Res. 4, 5, & 6"? Are these reservoirs or residential structures?

ANSWER: Res. 4, 5, & 6 refer to water supply reservoirs. The City expectations are for the Consultant to evaluate the roof structure only.

8. For the Los Flores Assessment, Are you looking to have the Antennae tower itself evaluated as part of the Los Flores Assessment (Facility No. 46)? Or just any maintenance buildings associated with this tower?

ANSWER: For the Antenna tower located at Low Flores Ranch, the City is only expecting the maintenance building to be assessed, not the Antenna structure.

9. Do you intend to include pavements as part of the FCA? Do you have an approximate SF for pavements associated with the buildings?

ANSWER: No, pavements are not be considered with the scope of work.

10. Is the wastewater treatment equipment to be included within the scope?

ANSWER: The City is not expecting wastewater treatment equipment to be included within the scope of work.

11. Do the pages submitted in the sealed envelope pricing packet count toward the 70-page total for the proposal or are you considering them an uncounted attachment like the sample deliverables?

ANSWER: The pricing packet will not be counted toward the 70-page limit.