



KOSMONT COMPANIES
On Behalf of the
REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

SOQ AND RFP: **ADDENDUM #1**
Conceptual Architecture for the WBUV Library Mixed Use Project

ISSUANCE DATE:

Wednesday June 22, 2011

PURPOSE:

The purpose of this Amendment #1 is to provide potential proposers with Questions and Answers made during the inquiry period ending on June 17, 2011 at 5pm.

SCOPE OF PROJECT PLANNING AREA

Q: Will the entire 2-acre site be the primary planning focus with the ability to initially start construction of the first phase 1-acre city owned property?

A: **The primary focus at this time should be the 1-acre City Yard piece, however, consideration should be given to potential future integration of the additional 1-acre piece and how either parts or the whole of it may contribute to the initial phase.**

Q: The SOQ indicates the City-owned site as the primary component. This reverses the Specific Plan which places the Library and retail along West Broadway. Article 1.4 of the SOQ notes that phasing should be considered. Please clarify. Has the City developed scenarios that it wishes the design team to develop? If not, will a process will be used to develop the alternative scenarios, or will it be the task of the design team to develop options based on the goals and priorities of the Specific Plan?

A: **No, the City/Agency has not developed scenarios for study under this SOQ/RFP. The prescribed work scope for conceptual architecture is intended to develop and evaluate alternative layouts.**

Q: How will the number of housing units be determined? Will the conceptual options be used to determine the optimal number of units, or will there be a minimum number?

A: **Physical design and market demand based on the architecture firm's knowledge will be utilized. There is no minimum number.**

PROJECT PHASING SCHEDULE

Q: Does the City of Seaside have any schedule goals in terms of construction start date for the first phase?

A: **It is anticipated that Phase 1 would start in conjunction with the WBUV Infrastructure improvements which could be as early as 2013-2014.**

Q: Is there an anticipated time schedule for the future development phases?

A: **No, not at this time.**

SITE PROGRAMMING/USES

Q: The housing component is listed as an affordable, is it known whether this will be affordable family or an affordable senior community?

A: **The WBUV Specific Plan identifies senior housing, however, family affordable may be considered.**

Q: Is there a priority for the uses the city wants to establish first on this block? If so, what are the highest and lowest priority uses the city wants to explore on this site?

A: **First priority is on the Library. The additional proposed uses listed in the SOQ/RFP are yet to-be-prioritized.**

Q: In view of the city's desire to concentrate the design effort on their ownership—which apparently has no frontage on West Broadway-- which of the project components does the city want to accommodate on this portion of the block?

A: **To-be-determined.**

Q: Will the attached housing be a "for sale" or "for rent" development?

A: **No. Firms should propose on this topic based on their knowledge of the area.**

Q: What uses are foreseen in the initial phase that utilizes the City Yard?

A: **Please see the SOQ/RFP. These uses are listed.**

Q: What uses are foreseen in any potential future phases that utilize current privately held land?

A: **Yet to-be-determined.**

Q: What would be the height limitation for this site, if any?

A: **See the adopted West Broadway Specific Plan (<http://www.ci.seaside.ca.us/index.aspx?page=192>).**

Q: What concerns of the Redevelopment Agency were not adequately addressed by the two design concepts illustrated in the Specific Plan?

A: **The Specific Plan contemplated a higher density, more intense land use scenario. The Agency desires to study reduced density/phased project options.**

PARTIES INVOLVED IN THE PROCESS

Q: What is Kosmont's role now and in the future?

A: **Kosmont Companies is the City of Seaside Redevelopment Agency's real estate and economic development consultant. Kosmont is hiring the architect directly and managing the conceptual architecture design process.**

Q: Are there any other entities besides the RDA who will be involved in the project's development, both for this initial phase and in the future? RDA or City staff, community organizations or members, business groups, property owners, elected or appointed officials?

A: **The agencies to be involved in this process include the City, the Redevelopment Agency and the County, however, public input will be sought as the proposed Project is considered.**

Q: Is a housing developer involved at this stage or will one be selected to develop the housing?

A: **No housing developer has been selected at this time.**

Q: Will there be any other consultants involved to provide economic or cost estimating services?

A: **Not at this time.**

DUE DILIGENCE MATERIAL

Q: What work has already been done on the project? Topo, soils, haz mat, noise studies?

A: **There have been environmental studies performed in the past. Phase I ESA performed as part of the WBUV SP. Additional testing will be required.**

Q: What is the driving force behind combining these projects?

A: **The Agency is obligated to facilitate the construction of a new library and to meet affordable housing requirements. Additionally, the WBUV SP identifies the Library mixed-use project as a catalyst project for the downtown.**

Q: Please expand on the objective, stated under 1.4 Desired Project Components/Uses for: *"reduced" and phased Project components*. Furthermore, is there some market information which outlines the possible scenarios?

A: **A market survey was prepared and can be provided to the selected Firm.**

PROJECT FUNDING/BUDGET

Q: Is there any funding identified to develop the site?

A: **Some funding for the library and affordable housing components has been identified, the amount of which is not yet confirmed. The balance of funding is actively being sought.**

Q: Is there a target value for the "reduced" and phased project? If so, what is the value?

A: **No target dollar value has been established.**

Q: Is it correct to assume that the reduction in the project is to offset the costs of purchasing private property and relocation of businesses?

A: **To some degree, yes. Market and absorption conditions also may impact the scope of the project.**

Q: How much has the city's RDA budgeted for the conceptual design services called for in the RFP? Is it funded, and if so, what is the source of funding?

A: **Firms are requested to propose a budget for the scope of work described based on a competitive bid process.**

PROPOSAL FORMATTING

Section 3.2: Format notes that "the main body of the submittal should not exceed 10 pages in twelve-point font" and that proposers are "requested to enclose some information at exhibits that do not count against the page limit."

Q: Could you clarify the exhibits that are expected to accompany the proposal?

A: **Firms are free to submit meaningful and relevant supplemental information they believe will assist in the evaluation of proposals. There is no required list of exhibits.**

Q: Is the Cost Proposal the only exhibit that should be submitted?

A: **See above response.**

Q: Can other supporting information be attached as exhibits to the proposal?

A: **See above response.**

Q: Does the "Letter of Transmittal" count as part of the main body of the proposal and toward the page limit?

A: **Yes, the transmittal letter does count towards the total page count**

Q: Section 3.1: Content Requirements requests a listing of projects our team has completed in the last five years. Is this all projects completed in that time, or only those relevant to the project?

A: **No, please only include relevant projects.**

Q: Was a budget established for the design scenarios pertaining to this project outlined in the WBUV Specific Plan? If so, what is the budget?

A: **Firms are requested to propose a budget for the scope of work described based on a competitive bid process.**

Q: The maximum page count is listed as ten (10) pages, is that double-sided or single sided pages?

A: **The 10 page limit is single-sided pages.**

FUTURE FIRM ELIGIBILITY

Q: Are consultants that worked on the WBUV Specific Plan eligible to work on this project?

A: **Yes.**

PROPOSING FIRM PROJECT TEAMS

- Q: Should sub-consultants be included in the proposal? If so, may we assume their information can be included as an exhibit to the proposal outside of the page limit?
- A: **Yes. Their information can be placed in the exhibits.**
- Q: Are consultants desired or required beyond the Architecture discipline (i.e. civil, landscape, structural, etc. consultants)?
- A: **No, not at this time.**
- Q: Is cost estimating and/or economic analysis of the preliminary or final conceptual designs required as part of the proposal scope?
- A: **No, not at this time.**
- Q: Are outline specifications, or other documentation (beyond conceptual diagramming and presentation), required for cost estimating as part of the proposal scope?
- A: **No, not at this time.**
- Q: The language used in section 1.4 gives the impression that project costs, real estate values and relocation fees will be an important determining factor in the success of the project. Are any services expected from the consultant team on cost modeling and phasing?
- A: **No. Not at this time.**

LIBRARY PROGRAMMING

- Q: Has a library program been developed for this project?
- A: **The Agency is working with the library director and staff to develop the library program component.**

CONCEPTUAL DESIGN PROCESS

- Q: Aside from the scope of work described for Task 3 Meetings and Teleconferences, will there be any public involvement, e.g.: programming meetings, design charettes?
- A: **No. Not contemplated at this time.**
- Q: Can you expand on how the deliverables for this work will be ultimately used and the type of media application?
- A: **Deliverables are expected to be used by the Agency to evaluate project feasibility.**

MISCELLANEOUS

- Q: Do you know how many firms will be submitting? is there a sign-up sheet?
- A: **No. It is not known how many firms will be submitting on this SOQ/RFP. There was no sign up sheet.**
- Q: Was the RFP advertised? If so, for how long?
- A: **Yes, the SOQ/RFP was advertised. It was placed on the City's website and circulated once through the AE/CIN network on June 9, 2011.**

Q: Does the city anticipate moving forward with the implementation of the project after the completion of the conceptual design process? If so, is it likely that the city would contract with the firm that is awarded this contract?

A: **The go-forward basis of the Project will depend on a number of factors following conceptual design. No future preference or bias will be placed upon the selected firm for this conceptual phase of work.**

Q: Will special preference be given to local firms? I know this is a difficult question.

A: **There is no pre-determined weight or preference placed on local firms in the submittal process.**

Q: Will all Project meetings be in Seaside or could any of them be in Los Angeles to potentially save travel dollars for out-of-town consultants?

A: **Assume that all the meetings will be in Seaside.**