

CITY OF OAKLAND



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ATTENTION ALL BIDDERS

ADDENDUM NO. 1 to the
Contract Documents for
Request for Quotation 5402
for the
**RFP for Preparation of a Specific Plan and Environmental Impact Report for
Downtown Oakland**

Date: February 6, 2015

From: The Department of Planning and Building and Office of City Administrator
Contracts and Compliance Division

To: Prospective Bidders

1. This Addendum No. 1 forms a part of the Contract Documents and modifies the original Request for Proposal Documents.
2. Acknowledge receipt of Addendum No. 1 in the space below and attach this signed document to the Proposal.
3. A MANDATORY Pre-proposal Meeting was held on Friday, January, 30, 2015 and attached please find the **Attendance Sheets**.
4. The Submittal date **has been changed** from Tuesday, February 17, 2015 at 2:00 pm to **Friday, February 27, 2015 at 2:00 pm**.
5. The City of Oakland will be **closed on February 12th and February 16th**.
6. Please find the following **questions and answers from the pre-proposal meeting on January 30, 2015:**
 - a. **Q: How did you establish the 28.8% DBE goal?**
A: We looked at all the disciplines that would be contributing to the Plan and EIR (for example transit planning, landscape architecture, cultural resources, capital improvement

planning, etc.) and searched the City's database of DBE firms with those qualifications to arrive at the DBE goal.

b. Q: Can you clarify the "good faith effort" provision?

A: Consultants demonstrate their good faith effort to reach out to DBE businesses to participate in their proposal. The City has a database of DBE businesses that consultants may use; the consultants must track their correspondence with DBE businesses.

The DBE PowerPoint from the pre-proposal meeting is available on the project webpage (scroll to "Reference Documents"):

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Plans/OAK051133>

c. Q: How may the DBE requirement be met?

A: The required goal of 28.8% applies to the consultant team as a whole.

d. Q: How should the transportation work be scoped (in light of the changes resulting from SB743)?

A: It is unknown exactly when the CA Office of Planning and Research will adopt the new transportation impact analysis procedures (to replace LOS), however we are hopeful the new Guidelines will be adopted by summer 2015. Once these are in place, Oakland will be able to move forward with adopting new thresholds.

The schedule for adopting new thresholds depends on OPR's schedule, but we hope to adopt new thresholds and procedures by the end of 2015. The City has contracted with a consultant team led by Nelson\Nygaard to assist in this work.

Recognizing that there is some uncertainty, consultants should build flexibility into the scope around the changing CEQA Thresholds and potentially consider ways to assist the City with the transition.

Note that regardless of changes to CEQA thresholds, street capacity will continue to be an important consideration and thus LOS may still be useful in some contexts. We will also explore the potential to use performance measures other than LOS to assess circulation and capacity as part of our work under the SB743 Implementation Grant.

e. Q: Can you describe the Downtown Circulation Study?

A: The Alameda County Transportation Commission is managing the Downtown Circulation Study to address circulation problems in Downtown including one-way streets, high speeds, multimodal circulation, and other issues. The outcome of the study will be a plan that identifies prioritized improvements specific to pedestrians, bicycles, transit and vehicles aimed at improving local multimodal circulation. The Downtown Specific Plan webpage contains a link to the RFP scope of work for the Circulation Study. The contract, which will be finalized shortly, is with a consultant team led by Kittelson & Associates, Inc. The contract will take approximately 18 months to finish. If the scope is finalized before Downtown Specific Plan proposals are due, the City will post the final Circulation Study scope to the project website (and send an email to consultants).

f. Q: How does the City envision the Downtown Circulation Study fitting in with the Downtown Specific Plan?

A: The Specific Plan will largely use the data and analysis developed for the Circulation Study, however, the Specific Plan will evaluate the conclusions and recommendations of the Circulation Study in light of the overarching goals for Downtown and revise as necessary.

The City would like for consultants to suggest ways to coordinate efforts with the Circulation Study and address challenges.

g. Q: Why was Jack London Square included as part of the Downtown Specific Plan boundaries?

A: A Specific Plan has never been prepared for the Jack London area. In addition, the City places great value on Downtown's connection to the estuary waterfront. Jack London Square is an important entertainment/retail hub (similar to Uptown) and the Jack London Business Improvement Association is supportive of being included in the Downtown Specific Plan area. Furthermore, much of the zoning for the Jack London area has not been updated.

h. Q: Why was Howard Terminal included in the Downtown Specific Plan boundaries?

A: Howard Terminal is immediately adjacent to Jack London Square and Downtown and the City wants to explore all possible uses for the site.

i. Q: What is the impact of this proposal on Parcel 4 (the remaining vacant Uptown parcel) and other development projects in the Downtown?

A: The City is currently reviewing proposals for Parcel 4. Any information regarding development of that site will be incorporated into the Downtown Specific Plan.

j. Q: Task G is unclear; who is responsible for developing zoning?

A: The City will write the zoning regulations. However, for Optional Task 5, the consultant would develop a Form Based Code for Downtown.

k. Q: What is the scope for the 3-D Model Optional Task?

A: The City model was built over 30 years ago, so many of the newer buildings such as the Essex and Uptown buildings haven't been included. Also, the model hasn't been updated to reflect the Measure DD E. 12th Street re-alignment. The model was originally built to make updating it relatively easy; each block is independently removable (similar to a puzzle piece). So, the task would be to update about a couple dozen buildings / roadways as needed.

The list of buildings/projects in need of updating is available on the project webpage (scroll to "Reference Documents"):

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Plans/OAK051133>

l. Q: Can we extend the proposal submittal deadline by two weeks?

A: The proposal submittal deadline has been extended to February 27. Final questions are due February 17.

m. Q: For Optional Tasks, is it okay to provide a general scope and cost range?

A: We need tasks and subtasks with costs for each Optional Task.

n. Q: For the Optional Tasks, since we don't know where funding will come from, do we have to consider DBE?

A: A grant application was submitted with BART as part of a federal transit oriented development transit corridor program. The grant award could be up to \$700,000. Grant awardees are expected to be announced in May 2015. At that time, we could add the optional tasks to the scope of work and amend the contract. There will likely be a DBE requirement attached to the funds used for the optional tasks but the actual requirement may not be known until the grant is awarded. Consultants should arrange their proposals to meet the DBE goals with and without the optional tasks.

o. Q: Would you like consultants to submit questions (from this pre-proposal meeting or otherwise)?

A: Notes from the pre-proposal meeting are included in this RFP Addendum. Please submit any follow up questions via email to Rachel Flynn (rflynn@oaklandnet.com) prior to February 17. All written questions received after the pre-proposal meeting and until February 17 will be responded to and published as a subsequent RFP Addendum.

p. Q: The RFP doesn't ask for a scope of work. Are you looking for a scope of work itemized by task and a corresponding budget?

A: Yes, all proposals must have a scope of work broken down by task with a budget (as indicated on Page 6 item 3. Compensation).

q. Q: Will the City publish the sign-in sheets from the pre-proposal meeting?

A: Yes; they are attached to this addendum.

r. Q: Have you formulated the outreach approach? Will Business Improvement Districts be included?

A: The City has not formulated an outreach approach. The City is committed to a thorough, inclusive community process, and is looking to the consultants to propose a robust outreach approach.

s. Q: Does the City have detailed GIS information for the Downtown?

A: The summary list of the GIS shapefiles is available on the project webpage (scroll to "Reference Documents"):

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Plans/OAK051133>

t. Q: Can you clarify the process to respond to questions?

A: Responses to the questions from Friday's pre-proposal meeting will be published Friday, February 6. For individual emails, the City will respond within two business days; all individual questions will be tracked and a master response will be published shortly after the close of the question period, February 17.

u. Q: Will responding firms be precluded from proposing on future RFPs in the Downtown?

A: Generally, respondents to the RFP would not be precluded from submitting on future RFPs; however, this will need to be determined as future RFPs are issued on a case-by-case basis.

v. **Q: Does i-supplier notify consultants of addendums published to the RFP?**
A: Yes, consultants who are on the planholders list (those who clicked they intend to participate) will automatically receive the notification when an amendment/addendum is published.

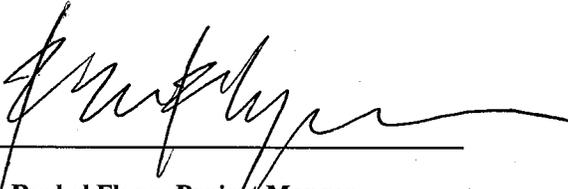
w. **Q: The schedules cannot be downloaded.**
A: Contact Paula Peav at (510) 238-3190 for questions regarding downloading schedules.

7. All Contractors working with or anticipate working with the City of Oakland must register through iSupplier at the following link <http://www2.oaklandnet.com/Government/o/CityAdministration/d/CP/index.htm> in order to receive future Invitation to Bids for Construction and Professional Service projects and invoice payments. If you have already registered via iSupplier, thank you in advance.

8. Once you have completed the process, please send an email to DCPCA@oaklandnet.com with "RFP for Preparation of a Specific Plan and Environmental Impact Report for Downtown Oakland" as the subject and we will add you to the invitation list for future notifications of contracting opportunities with the City of Oakland.

9. For questions regarding the following topics below:

- a. iSupplier questions, please send an email to isupplier@oaklandnet.com
- b. Requesting to receive an invitation to participate in a project, please send an email to DCPCA@oaklandnet.com.
- c. Project related questions, contact the Project Manager, Rachel Flynn at 510.238.2229
- d. Contract compliance questions, contact Shelley Darensburg at 510-238-7325.
- e. Contract administration questions (e.g., planholders list, attachments, etc.) please call 510-238-3621, fax your request to 510-238-6267 or log on to the following website <http://www2.oaklandnet.com/Government/o/CityAdministration/d/CP/s/PlanHoldersList/index.htm>.



Rachel Flynn, Project Manger

ADDENDUM NO. 1 ACKNOWLEDGED:

Signature of Bidder

Date

Downtown Oakland Specific Plan and EIR
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Downtown Oakland Specific Plan and EIR

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