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REQUEST FOR INFORMATION

BID NO. 24-023

FOR

ENVIRONMENTAL, RIGHT OF WAY, AND DESIGN SERVICES FOR
DOWNTOWN PCE REMEDIATION

INFORMATIONAL ADDENDUM NO. 1

DATED ISSUED: JANUARY 27, 2025

1. I am reaching out regarding the city's project# 24-023 for Design for Downtown PCE Remediation, is there a list of Plan Holders/Prospective Bidders available? I'm trying to get in contact with firms to offer our land surveying services for this project and I'm reaching out to ask if I can obtain that information if it's available.

The information may be obtained at the link below:

<https://ci.turlock.ca.us/doingbusinesswithus/bidsforproductsservices/currentrfpsrffb/>

Select Env., Right of Way, Design for PCE Remediation View Vendor List

2. Pages 12-14 of the RFP for Downtown PCE Remediation state that the proposal is limited to 20 pages including a statement of qualifications and technical proposal. Would the City consider increasing the page limit to 30 pages?

The limited number of pages for the proposal has been increased from 20 pages to 30 pages.

PROPOSAL GUIDELINES

The City requires each Consultant to submit a proposal clearly addressing all of the requirements outlined in the RFP. The Proposal shall be limited to ~~twenty-three~~ (30) pages. The cover page, table of contents, and divider tabs will not be counted towards the page limit. The proposal must include a minimum of three (3) recent or current client references, which include the name, address, and telephone number of each reference. Resumes and examples of deliverables may be included, provided they are located in an appendix to the proposal, which will not count toward the page limit. The Consultant may submit a proposal organized according to his/her preference, provided that it be clear and concise.

The City is seeking a qualified Consultant that demonstrates extensive knowledge and experience in providing professional project management, environmental compliance and permitting, right-

3. **We are interested in possibly bidding of the attached RFP, however the links don't work (I get an error message). Is it possible to have the reference files and example labor estimates and fee schedules and files sent to my email address?**

Please copy and paste the links in your browser

<https://ci.turlock.ca.us/files/download.aspx?id=35CF7BBEA0EC4ED8A921DE4B093484D9304C95515E044>

<https://ci.turlock.ca.us/files/download.aspx?id=35CF7BBEA0EC4ED8A921DE4B093484D9304C95515E044>

4. **Should the Labor Estimate and Fee Schedule also be included on Flash Drive?**

Yes.

5. **Proposals date has been extended to 2/20/25 3:00PM**

REQUEST FOR PROPOSALS (RFP) NO. 24-023

FOR

City Project No. 24-003

Environmental, Right of Way, and Design Services

for

Downtown PCE Remediation

RFP ISSUED: 1/6/25

PROPOSALS DUE: ~~2/6/2025 3:00 PM~~ 2/20/2025 3:00 PM

6. **The following project dates in the RFP have been updated and below section "PROJECT BUDGET AND FUNDING" added to the RFP:**

PROJECT DUE DATES

The Consultant shall adhere to the following schedule for submittals and deliverables. Note that the schedule targets included in this RFP supersede the estimated due dates listed in the Prop 1 funding agreement for purposes of proposal development. SWRCB staff recognize that the dates currently included in the agreement are unrealistic and will be amended. The SWRCB is open to feedback on the amended due date schedule. The dates listed below should be considered a guideline, and may change based on the funding agreement amendment to modify the dates, as agreed to between the City and the SWRCB.

Description	Estimated Due Date
Establish Technical Advisory Committee (TAC)	March <u>April</u> 2025
Submit Detailed Project Schedule	March <u>May</u> 2025
Submit GPS Information	March <u>May</u> 2025
Submit Monitoring and Reporting Plan (MRP) and Monitoring Plan (MP)	March <u>May</u> 2025
Establish Stakeholder Advisory Group (SAG) and provide the schedule for SAG meetings	April <u>May</u> 2025
Basis of Design Meeting	April <u>May</u> 2025
Submit Project Right of Way Siting Report	May <u>July</u> 2025
Submit Project Assessment and Execution Plan (PAEP)	May <u>July</u> 2025
Submit Quality Assurance Project Plan (QAPP)	May <u>July</u> 2025
Submit Test Hole Evaluation Report for Extraction Well with Wellhead Treatment	August <u>October</u> 2025
Submit Draft CEQA Document	August <u>October</u> 2025
Submit Final CEQA Document	September <u>November</u> 2025
Submit 30% Design Plans of all design deliverables	September <u>November</u> 2025
Submit 60% Design Plans: Soil Vapor Probes, Soil Vapor Extraction Systems	January <u>March</u> 2026
Submit 60% Design Plans: Groundwater Monitoring Wells, EW-1 Upgrade, Extraction Wells with Wellhead Treatment, Extraction Wells without Wellhead Treatment	February <u>April</u> 2026
Submit 100% PS&E: Soil Vapor Probes, Soil Vapor Extraction	March <u>May</u> 2026
Submit 100% PS&E: Groundwater Monitoring Wells, EW-1 Upgrade, Extraction Wells with Wellhead Treatment, Extraction Wells without Wellhead Treatment	May <u>July</u> 2026

PROJECT BUDGET AND FUNDING

The funding amounts that appear in the budget costs table of the funding agreement were established for the purposes of establishing a project budget and funding amount. The actual cost to perform the scope of work described in the RFP shall be determined by:

1. The consultant's actual cost to perform the scope of work, up to the agreed upon not-to-exceed amount

2. Actual cost of work performed by City staff
3. Actual purchase price for property right of way
4. Actual construction contractor costs

There is no need to perform more or less work than described or required in the RFP in order to meet an individual budget cost line item. Adjustments may be made to individual budget line items as described in the funding agreement. Additionally, the City is able to request an amendment to the funding agreement to either increase funding amounts or reduce scope if actual project costs would exhaust available grant funds.

7. **The funding agreement states the project shall include public outreach (item (h) and conduct one (1) public workshop. The RFP states the consultant shall assist the City with presentations and/or recommendations to the City Staff (RFP item 11.). Can the City provide more clarity to the expected level of effort to assist the City?**

RFP item 11 under SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT underline text has been added to read as follows:

11. Assist the City's Engineering Division with presentations and/or recommendations to the City Council or Administration Staff. The consultant shall include in its scope and fee two (2) separate presentations to the City Council. The public outreach workshop referenced in Section A.2(h) of the funding agreement shall be considered separate from the presentations to be made to the City Council.

8. **Is the City responsible for Progress Reports to the State, As Needed Reports, Final Reports, and Operational Reports (Funding Agreement item A.3, A.4, A.5 and A.6)?**

Yes, with assistance from consultant. The expectation is that the consultant will prepare the reports required in the funding agreement and the City will review and submit them to SWRCB. Please direct your attention to the following sections of the RFP:

- Item 4 under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT" which states: "Provide all services noted in the Prop 1 Funding Agreement No. D2312544, except those items specified to be provided by City staff in the RFP section titled "Scope of Service to be Provided by City Staff."
- Item 3 under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CITY STAFF" which states: "Direct communication with SWRCB staff"

9. **Does the City expect to get estimates in the Design plans and specifications? RFP states in "Project Due Dates" table last two-line items "Submit 100% PS&E: Soil and Groundwater indicating Plans, Specifications, and Estimates (PS&E). The Funding agreement does not indicate estimating is part of the design scope and neither does any other part of the RFP.**

Yes, please see section below that is added as new numbered item under SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT underline text has been added to read as follows:

15. Prepare an Engineer's Estimate of the construction contract cost broken down by bid item, unit, and estimated quantity. The estimate shall be submitted concurrently with the 100% design plans as indicated in the PROJECT DUE DATES section of the RFP.

10. **Does the City have a public engagement/communication team, or is the contractor expected to provide these services?**

Please refer to the following sections of the RFP:

- Item 4 under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT" which states: "Provide all services noted in the Prop 1 Funding Agreement No. D2312544, except those items specified to be provided by City staff in the RFP section titled "Scope of Service to be Provided by City Staff."
- Section A.2(h) of the funding agreement, "Public Outreach"
- Note absence of public outreach under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CITY STAFF"

11. What level of effort is expected from the contractor for engagement with the TAC and public. The RFP is unclear on this task.

The expectation is that the consultant performs all work referenced in the funding agreement related to the TAC and Public Outreach. City staff will attend these meetings and provide general support and assistance as necessary. Please refer to the below sections of the RFP:

- Item 4 under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT" which states: *"Provide all services noted in the Prop 1 Funding Agreement No. D2312544, except those items specified to be provided by City staff in the RFP section titled "Scope of Service to be Provided by City Staff."*
- Section A.2(d) of the funding agreement, "Technical Advisory Committee"
- Section A.2(h) of the funding agreement, "Public Outreach"
- Note absence of TAC establishment, scheduling, organizing, conducting TAC meetings, and public outreach under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CITY STAFF"

12. What portion of the \$550,000 will be accessible by the contractor to support the public engagement tasks?

The selected consultant shall provide public outreach services. The consultant may choose to include requirements in the construction bid specifications for the construction contractor to perform public outreach activities that concern impacts due to construction (mail notices, door hangars, etc.). However, the consultant shall ultimately be responsible to assure that all required education and outreach activities described in the RFP are carried out during the course of both the design phase and construction phase, as needed. Please refer to the below sections of the RFP:

- Item 4 under the RFP section "SCOPE OF SERVICE TO BE PROVIDED BY CONSULTANT" which states: *"Provide all services noted in the Prop 1 Funding Agreement No. D2312544, except those items specified to be provided by City staff in the RFP section titled "Scope of Service to be Provided by City Staff."*
- Section B.5 of the funding agreement "BUDGET COSTS"
- Section B.6 of the funding agreement "LINE ITEM ADJUSTMENTS"

13. Can the work samples be included as an attachment in the appendix? Can we exclude these pages from the 20-page maximum?

Consultants may provide work samples in the RFP and not count toward the page limit. As stated in the RFP under section "PROPOSAL GUIDELINES" which states: *Resumes and examples of deliverables may be included, provided they are located in an appendix to the proposal, which will not count toward the page limit.*

14. What is the expected duration of the contract?

Three (3) years, with extension request (if approved).