



City of Santa Monica

**Public Works Department
Architecture Services Division**

**Airport Conversion RFQ
SP2641
Addendum Number 02
RFQ Document**

March 4, 2023

All references are from the Request for Qualifications for the Airport Conversion RFQ – SP2641 dated 2/13/2023.

This addendum is hereby made a part of the Request for Qualifications document and modifies the original document. Proposer shall acknowledge receipt of addendum on their Proposal via OpenGov Procurement (<https://secure.procurenw.com/portal/santa-monica-ca>) in the Addenda Section.

Bidder Questions

- 2.1 Are there any murals inside or outside the airport that need protection or restoration during the demo?

ANSWER: According to the City's public art archive, there are no designated protected murals present on the airport property. The public archives can be found here: <https://publicartarchive.org/collections/City-of-Santa-Monica--California?mapShow=true>

- 2.2 Is there currently an estimated value?

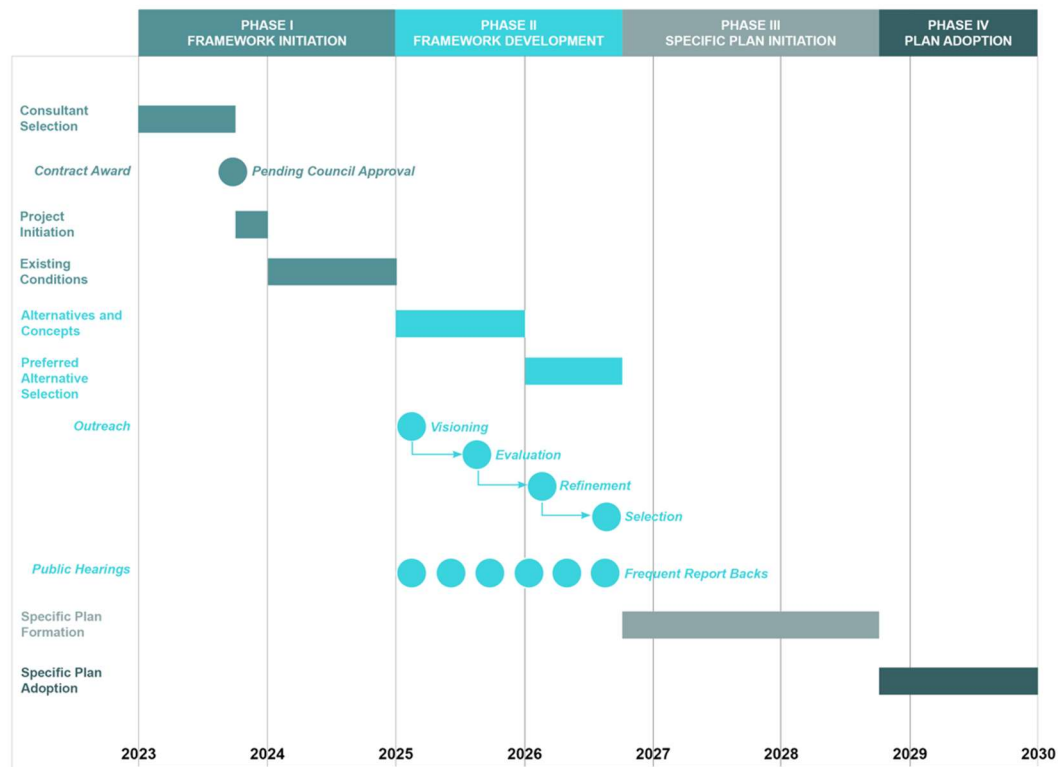
ANSWER: The budget estimated for the scope of work in the RFQ is \$1,000,000. There is no current estimated value of the Airport property. This may be determined by the Economics team based on the land use scenarios that are developed.

- 2.3 Is there currently an estimated mobilization or completion date?

ANSWER: As per page 5 in the RFQ attachment, project kick-off is anticipated in late Fall/Winter of 2023/4. The project schedule shall be determined in conjunction with the selected team and City staff but is estimated to take 2-3 years for all three scopes of work outlined in the RFQ.

Item	Date
Request for Qualifications Issued	February 13, 2023
Virtual Site Visit	February 21, 2023
Submission of Inquiries	March 1, 2023
Proposals of Qualifications Due	March 13, 2023
Interviews (If Required)	March 27-31, 2023
Shortlist Issued	April 10, 2023
Request for Proposals Issued	May 2023
Final Candidate Selection / Interviews	July 2023
Staff Recommendation to City Council for Award	September 2023
Project Kickoff	November 2023

Please also refer to the DRAFT process timeline below that was developed to conceptually anticipate the process going forward.



2.4 The Airport_RFQ_for_Posting.pdf document posted to the ProcureNow.com portal is not a searchable pdf, and the links contained therein are not active. Might City of Santa Monica consider re-posting a searchable pdf file?

ANSWER: Yes, Addendum 01 includes Airport_RFQ_for_Posting_Rev01.pdf and has addressed this concern.

- 2.5 While we understand that Fee Proposals will follow in the second stage of the procurement from those shortlisted in the initial RFQ stage, nonetheless, in formulating our qualifications response, it would be beneficial to understand any anticipated breakdown or allocation of the \$1M budget as it correlates with the 3 primary scope components: · existing conditions assessments, · outreach, and · scenario concepts through preferred scenario selection a. Might consideration be given to a fee amount greater than the \$1M budget for the comprehensive scope of services described in the RFQ? b. Please clarify the Biennial CIP Budget funding allocation of \$250,000 in FY 24–25, and whether a portion or all of that budget could be included in the Fees being proposed related to this RFQ (for a total of up to \$1,250,000). c. Please clarify whether the Biennial CIP Budget funding allocation of \$3,000,000 in FY 25–26 corresponds with the Phase III Specific Plan Initiation.

ANSWER: The City potentially has additional funds available in FY 24–26 as illustrated in the forecasted budget mentioned as part of this question. Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process.

- 2.6 Will participation by a prime consultant and/or subconsultants in these initial Existing Conditions, Outreach and/or Scenario Planning services preclude their participation in any future phases for the potential conversion of the Santa Monica Airport?

ANSWER: No. Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

- 2.7 Do you anticipate engaging with local, regional or national private developers as part of this process to determine interest and desirable planning strategies?

ANSWER: The City anticipates engaging with a wide variety of stakeholders throughout this process.

- 2.8 Is the City seeking qualifications, resumes, work samples, and hourly rates from our full subconsultant team at this time, or only from the prime consultant?

ANSWER: The full team please.

- 2.9 Is there a requirement and/or preference for MBE / WBE / DBE participation?

ANSWER: There is not a requirement for MBE/WBE/DBE participation. However, the ability to demonstrate experience in Racial Equity work similar to what is described in the RFQ is highly desirable.

2.10 Can a firm provide qualifications on one or more of the three major tasks without being part of an integrated team?

ANSWER: Yes.

2.11 On page 20 of the RFQ PDF, it states under C. City Documents, that the proposer should only complete and return the Non-Discrimination Policy Acknowledgment, Non-Collusion Affidavit and the Certification Regarding Debarment. Only selected proposers are required to return the Business License, Living Wage Certification and the Prevailing Wage Job Acknowledgment Form. However, the OpenGov bid portal requires you to upload all documents in order to finalize and submit the complete SOQ/bid. Please clarify what is required at this stage of submittal.

ANSWER: These documents are not required at this stage but shown for reference. They will be required for submittals in the RFP phase. They have been marked 'not required' in OpenGov.

2.12 Will a recording of the Virtual Site Visit be made available?

ANSWER: Unfortunately, due to technical difficulties, the recording is not available, but a PDF of the presentation was provided in Addendum 01 on OpenGov.

2.13 Are subconsultants expected to submit and/or be listed on the Living Wage Ordinance form, Oaks Initiative Notice form, or other mandatory forms?

ANSWER: These documents are not required at this stage but shown for reference. They will be required for submittals in the RFP phase. They have been marked 'not required' in OpenGov.

2.14 Will the winning team be precluded from future phases of the project?

ANSWER: No. Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

2.15 As a Planning firm that's considering priming a team, we would typically not have "Soil Remediation" under us. Can "soil remediation" be contracted directly with the City of Santa Monica?

ANSWER: The consultant team will be responsible for evaluating existing reports, surveys and all other information that will be provided at project initiation. The consultant team will be responsible for identifying gaps in the comprehensive understanding of the Airports

existing conditions and providing recommendations for further study. The City would take on responsibility for contracting topographical surveys, geotechnical soils report and other environmental conditions that the consultant would use in the development of their existing conditions deliverables.

- 2.16 Based on Section 1 (page 4), the opportunity to submit individual qualifications for the firm's core discipline - if submitting instead as a whole team, is the team expected to address all three main scope of work items?**

ANSWER: Individual persons, teams, or firms can submit for individual scopes of work.

- 2.17 If submitting as a single core discipline (i.e. planning only), what is the City's process for providing feedback to those firms between the RFQ and RFP stages?**

ANSWER: At the conclusion of the RFQ evaluation period, applicants will be notified via OpenGov as to their ability to move forward to the RFP stage or not.

- 2.18 Can we submit a team that only addresses scope area - 3. Scenario Planning and Identification or Preferred Scenario?**

ANSWER: Yes.

- 2.19 What is the desired or anticipated size of the great park?**

ANSWER: The size of the great park will be determined by Community Outreach and financial feasibility analysis that includes the financing tools that could fund such an endeavor, such as a municipal levy or revenue supporting uses.

- 2.20 Has any programming been completed for the park?**

ANSWER: No. The preferred land use and program scenario will be determined during the work described in this RFQ.

- 2.21 Are the three primary tasks covered under Scope of Work intended to be sequential, or will there be overlap?**

ANSWER: There will be some overlap but largely consecutive. The intent is to learn what the existing conditions are before proceeding with outreach and planning, but some overlap may occur between all three scopes of work. At minimum the three phases should inform each other.

- 2.22 Given the small window of time from clarification responses to the deadline, will the City allow an extension to the submittal deadline?**

ANSWER: No, a deadline extension will not be considered.

2.23 Please can you provide a recording and attendance sheet for the pre-submittal meeting? Thank you

ANSWER: Unfortunately, due to technical difficulties, the recording is not available, but a PDF of the presentation was provided in Addendum 01 on OpenGov. Because of the recording difficulties we do not have an attendance sheet. A list of interested vendors who have downloaded the RFQ can be found on the OpenGov portal.

2.24 Please confirm how we confirm receipt of the Addendum #1? We cannot see how you do this at the Addenda Section of OpenGov. Thank you.

ANSWER: When a vendor drafts their response there is a section "Addenda Confirmation" and each vendor must acknowledge the Addenda before submitting their qualifications in OpenGov.

2.25 Please clarify what forms the subconsultant team member firms are required to complete.

ANSWER: These documents are not required at this stage but shown for reference. They will be required for submittals in the RFP phase. They have been marked 'not required' in OpenGov.

2.26 Will the firm awarded this contract be precluded from bidding on or performing future work including acting as a broker for an eventual land disposition?

ANSWER: No. Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

2.27 The scope of work identified in Section III of the RFQ is very comprehensive and quite extensive. Please confirm that items 1, 2, 3, 3.A through 3.I are to be included within the initial effort that is budgeted at \$1 million. Also, what percentage of the budget is anticipated for the Community Outreach process?

ANSWER: Yes. The City potentially has additional funds available as illustrated on page 71 in the forecasted [City CIP FY 22-24 budget book](#). Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process.

2.28 The preproposal meeting identified a Project Kickoff phase of October 2023 through January 2024. What is anticipated within this Kickoff phase?

ANSWER: A Project Kickoff phase would include, but is not limited to: Project initiation, document review, team meetings with Staff, site visits, anticipated schedule discussions, light stakeholder engagement, among other activities.

- 2.29 With the diverse skill sets that are required to sufficiently address the scope of work, a number of specialty consultants are required. Is it possible to request an extension in order to assemble a full team?

ANSWER: No, a deadline extension will not be considered.

- 2.30 In evaluation criteria: Stability/References: Up to 15 points may be awarded upon an evaluation of proposer's work for similar engagements. Please submit at least three references from public entities of similar size and scope. Additionally, provide evidence of insurance; description of firm size and structure, including number of partners and owners; and confirmation of firm's independence and license to practice in California. Do we need to provide this (evidence of insurance; description of firm size and structure, including number of partners and owners; and confirmation of firm's independence and license to practice in California) at this stage?

ANSWER: This will be a part of the RFP process and is not required at the RFQ stage, it is for information only at this stage.

- 2.31 In evaluation criteria: Up to 10 points may be awarded for the lowest fixed or blended hourly rate. The consultant's proposal for the project should reflect cost effective work and services. Do you want one blended rate for prime firm or specific rates for personnel? Does this include subs in a blended rate?

ANSWER: Please provide hourly rates for each job classification for the anticipated team members.

- 2.32 In 19. Proposer's Terms and Conditions - "Should a proposer object to any of the City's terms and conditions, as contained in this Section, that proposer must propose specific alternative language in his, her, or their proposal. Proposer must provide a brief discussion of the purpose and impact, if any, of each proposed changed followed by the specific proposed alternate wording." Is this something that needs to be submitted at the RFQ stage? If so, please provide Exhibit A

ANSWER: This will be a part of the RFP process and is not required at the RFQ stage, it is for information only at this stage.

- 2.33 Do you want sub consultant resumes?

ANSWER: We ask that resumes for both the prime and sub-consultant team members are provided.

- 2.34 If the work required to do the scope issued amounts to more, would the city prefer to see how much the full scope would cost or have the work back to fit the \$1 million? Or should the bidders show both options?

ANSWER: The RFQ does not ask for a cost proposal. Further cost direction will be included in the RFP.

- 2.35 Why do new environmental contamination assessment studies need to be done? Can the previous studies be shared, reviewed, and updated?

ANSWER: The City does not have a comprehensive environmental assessment for the airport. The City will share the partial assessments with the short-list of applicants during the RFP phase.

- 2.36 Would the city consider a digital engagement tool to be used in community engagement?

ANSWER: The City will consider all innovative methods of engaging the community, please explain proposed methods so they can be considered. A standalone digital engagement tool will not be adequate to address the need for outreach alone. In person outreach is considered necessary to the success of the engagement scope.

- 2.37 Would the consultant appointed to this RFP be precluded from playing a role on the development on the site as part of a developer team?

ANSWER: No. Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

- 2.38 Why is "Great Park" captured in air quotes in the RFP? Does this mean the city is open to scenarios where a park is one of the many uses but not the sole or main use?

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase. There is community interest and advocacy for a large park, which should be considered in all scenarios. The size of a future park may be determined by financial feasibility of pre-construction, construction and ongoing operations and maintenance.

- 2.39 In mentioning future mobility uses, why is air mobility completely excluded in the language of the RFP, such as eVTOLs, when considering the full range of hyper-modality options?

ANSWER: As part of the community engagement scope of work all stakeholders, including the airport/pilot community, should be engaged to provide input, and all mobility options should be considered to improve access.

- 2.40 **Can the city issue a full list of all consultants that have worked on the site for the city to date please including what scopes of work they fulfilled?**

ANSWER: This information is currently being compiled and will be shared with the selected consultant team.

- 2.41 **Please clarify why does the city own the IP for all the content submitted as part of any RFP from bidders? What if some of the content by way of methodologies and models is already trademarked ?**

ANSWER: Per the "Notice Regarding Disclosure of Contents of Documents" in the Vendor Questionnaire on OpenGov:

All responses to this Request for Proposal (RFP) accepted by the City of Santa Monica (City) shall become the exclusive property of the City. All proposals accepted by the City shall become a matter of public record and shall be regarded as public, with the exception of those elements of each proposal which are defined by the contractor as business or trade secrets and plainly marked as "Trade Secret", "Confidential" or "Proprietary". Each element of a proposal which a contractor desires not to be considered a public record must be clearly marked as set forth above, and any blanket statement (i.e., regarding entire pages, documents or other non-specific designations) shall not be sufficient and shall not bind the City in any way whatsoever. If disclosure is required or permitted under the California Public Records Act, or otherwise by law, the City shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

- 2.42 **There is not clear timeline for delivering the scope of work. Page 5/59 only shows the pre-bid timeline and date of project kick off. Is it possible that the city is capping the design services fees at 1M USD, but keeping the timeline open? The public outreach is stated to possibly take years.**

ANSWER: The City potentially has additional funds available as illustrated on page 71 in the forecasted [City CIP FY 22-24 budget book](#). Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process. There is a conceptual schedule identified in question

three of this Addendum. The timeline for project deliverables and project completion are dependent on the political process, which includes community engagement and Council direction at project milestones. Thus, we do not have a detailed schedule at this time, but it is something we hope to develop in collaboration with the selected consultant team.

- 2.43 The site evaluation and existing report requires extensive deliverables that will require to mobilize some contractors on site (9/59), I am referring to having topographical surveys, Geotechnical soil reports, environmental conditions among others. (Or at least this is how it is done in our part of the world) – who should bare the fees of these site studies, are these directly covered by the city or must be sub-contracted by the appointed consultant as part of their fees.**

ANSWER: The consultant team will be responsible for evaluating existing reports, surveys and all other information that will be provided at project initiation. The consultant team will be responsible for identifying gaps in the comprehensive understanding of the Airports existing conditions and providing recommendations for further study. The City would take on responsibility for contracting topographical surveys, geotechnical soils report and other environmental conditions that the consultant would use in the development of their existing conditions deliverables.

- 2.44 When asked to provide relevant work / project qualifications, what are examples of a typical "explanation of clients receipt of the final project"?**

ANSWER: An example would be final deliverables for a completed project that turned out the way the client wanted/envisioned.

- 2.45 Is the eventual sale of the land a possibility that would be considered?**

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase.

- 2.46 What business models is the city open to considering with respect to the operation of the land and future facilities?**

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase.

- 2.47 To what extent will the winner of this RFP be considered conflicted with respect to future design, development, or operation of the site?**

ANSWER: Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

2.48 Has there been criteria for determining the use of the site?

ANSWER: The RFQ identifies several goal sets to guide the exploration of site alternatives. Please refer to the Living Community Challenge, The Values of a 21st Century Government, and Great Park Goals. These goals will help inform the community engagement process with a wide variety of stakeholders, Staff and City leadership.

2.49 What soil contaminants exist? What remediation does the city anticipate might be necessary prior to the land being converted to park use? Is there a range of estimated cost for this work.

ANSWER: The City does not have a comprehensive environmental assessment for the airport; thus, we do not have an estimated cost for remediation. The City will share existing partial assessments with the short-list of applicants during the RFP phase.

2.50 What, if any, discussions have the city had with the organizers of the World Cup '26 or Olympics '28 regarding the airport's role in facilitating regional transportation during those events?

ANSWER: The City is coordinating with the regional partners for these historic events. However, the airport is not authorized to closed until after each of these events occurs.

2.51 As operations will be considered, can the City provide historical financial statements regarding the airport's revenue and expenses?

ANSWER: This is a matter of public record and can be found in the City's published budget.

2.52 To what extent is the City interested in using the site to support STEM education for K-12 and at the community college level?

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase.

2.53 To what extent do the future reductions in noise and air pollution resulting from the advent of technologies such as battery electric and hydrogen-fueled aircraft, sustainable aviation fuel, and unleaded aviation gasoline weigh on the city's decision about the future use of the airport land?

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase.

2.54 Are there any state laws impact the options with respect to the future use of the land?

ANSWER: The next cycle of the Housing Element is due October 2029; the City's General Plan Update is due in 2030. Measure LC prohibits certain uses on Airport land without voter approval of new uses. Lastly, the Surplus Land Act is a state law that must be navigated.

2.55 What public transport options are under consideration for future access to the site, i.e., light rail, subway, buses, elevated railways/trams/gondolas, hyperloop, etc.?

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase including mobility options.

2.56 Is underground tunneling an option to add north-south lanes to alleviate congestion on 23rd Street, Centinela, and Lincoln?

ANSWER: The City is interested in assessing a wide range of scenarios so that a preferred alternative can be selected to move into the next phase.

2.57 When asked to provide project understanding, what is meant by or what are examples of descriptions of "different" scope? Clarifying this means to include a description of each scope item that pertains to our submission.

ANSWER: Yes, please demonstrate competency in each scope of work the team/firm is submitting qualification for consideration.

2.58 If a firm submits individually for qualifications by tasks, is the firm also required to indicate interest to become a prime on a project if assembled by the selection committee?

ANSWER: Yes, please indicate if a responding firm is interested in being consider a prime, or not.

2.59 Are there any MBE, WBE etc requirements for the team?

ANSWER: No. However, the ability to demonstrate experience in Racial Equity work similar to what is described in the RFQ is highly desirable.

2.60 Is additional funding expect to become available during the 2-3 year portion of this scope/ extensive outreach?

ANSWER: The City is on a biennial budget cycle and funding for this project in the amount of \$1.1 million has been approved through FY23-24. City staff have forecasted an additional \$250,000 in FY 24-25 and \$3 million in FY 25-26, as illustrated on page 71 in the forecasted [City CIP FY 22-24 budget book](#). Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process.

2.61 Have any conversations occurred yet between the city and adjacent property owners regarding their potential involvement/ funding?

ANSWER: No. Conversations with adjacent property owners have been for information only.

2.62 Where can we find Exhibit A, the Professional Services Agreement?

ANSWER: The Exhibit A, Professional Services Agreement will be shared during the RFP phase.

2.63 Do we need voter approval per measure LC to expand the footprint of cultural, arts, and creative uses

ANSWER: This RFQ/P contemplates a variety of scenarios that seek to identify an economically sustainable future for use of the Airport land. The need for revenue generation to support the 'great park concept' may need to assess uses that are outside of the parameters of LC. However, the work with the community to revise LC, if needed, is not a part of this RFQ/P.

2.64 Do you have concern that the allotted funding will last through the completion of the project?

ANSWER: The City potentially has additional funds available as illustrated on page 71 in the forecasted [City CIP FY 22-24 budget book](#). Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process.

2.65 Please confirm which Supplemental Forms and Documents (pg 29, Section D) are required to be submitted with the RFQ response.

ANSWER: These documents are not required at this stage but shown for reference. They will be required for submittals in the RFP phase. They have been marked 'not required' in OpenGov.

2.66 Do you expect the lead firm to be an architecture practice, or a landscape architecture practice, or perhaps something else?

ANSWER: There is no preconceived notion of what type of firm can or should be the lead firm.

2.67 Will the selected firm need to be professionally licensed (as an architect or landscape architect) in California?

ANSWER: No.

2.68 Are hourly rates required for sub-consultants at this time, or only the prime/submitter?

ANSWER: Please provide hourly rates for each job classification for the anticipated team members.

2.69 Please confirm if Attachment 5 (Prevailing Wage Job Acknowledgement Form) is required of the prime's subconsultants at this time.

ANSWER: These documents are not required at this stage but shown for reference. They will be required for submittals in the RFP phase. They have been marked 'not required' in OpenGov.

2.70 Will the selected firm for this project be eligible for additional work under the subsequent Specific Plan RFP?

ANSWER: Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

2.71 Does the \$1 million budget include all services as described in the Project Description / Scope of Work (section III) over the 2-3 year project?

ANSWER: The City potentially has additional funds available as illustrated on page 71 in the forecasted [City CIP FY 22-24 budget book](#). Actual future funding amounts may change and are contingent on availability of funds and City Council approval. Future funding use will be at the discretion of Staff based on what is discovered through the RFQ/P process.

2.72 Is a new EIR required as part of this scope or just review of existing EIR from past projects?

ANSWER: No, a new EIR is not required as part of this scope of work but will be necessary to clear the Council adopted preferred plan alternative at the conclusion of the Specific Plan scope of work (phase 2).

2.73 Does the client intend to contract professional activities separately or as part of one contracted team?

ANSWER: There are no preconceived notions about a single contract or multiple.

2.74 Can you offer any more information on expected project schedule, e.g., expected milestones within that timeline?

ANSWER: The timeline is to be determined by the Public Process. Please see the estimated timeline process graphic included in the answer to question three of this Addendum.

2.75 The proposed 2-3 year timeline for execution of this scope may be more than is required. Can firms propose a shorter duration for project delivery?

ANSWER: A timeline for this project is not required in the response to the RFQ but will be required as part of the RFP. Please see answer three for our estimated timeline, actual durations may be different as the team works through the stages.

2.76 Is the client's intention that the Preferred Alternative from this scope of work inform the Specific Plan in a future RFP?

ANSWER: Yes.

2.77 We would like to propose a holistic team to cover all services, which will include a substantial number of different companies. Would the client consider a deadline extension to allow for complex teaming to develop?

ANSWER: No, a deadline extension will not be considered.

2.78 How does the City suggest that we demonstrate our Ability to Meet Project Work Plan and Timeliness (under V. B, Evaluation Factors)? Should we include information on the demonstrated timeliness of past projects, or should we instead focus our efforts on demonstrating our understanding of the factors required to deliver this effort for the City of Santa Monica in a timely manner?

ANSWER: The evaluation is based on the demonstrated ability of a firm/team to deliver the scope of work described in the RFQ for previous projects. A timeline for this project specifically is not required in the response to the RFQ but will be required as part of the RFP.

2.79 Hello, the City allows for firms to submit in their core disciplines and/or as part of/leading a larger multidisciplinary team. Can you elaborate on how core discipline submittals will be evaluated relative to the evaluation

criteria on p21 (of the PDF of RFQ Rev1) and Section VA Evaluation Point Summary? Thank you.

ANSWER: Each core discipline will be evaluated on its ability to deliver the relevant scope of work either individually or as part of a team.

2.80 Is geotechnical engineering required as part of this scope?

ANSWER: The City anticipates having some soil testing reports available for the winning project team. So while a geotechnical engineer is not required, the ability to review these report comprehensively will be.

2.81 Is there a diversity inclusion goal for this project?

ANSWER: Not specifically at this stage, we anticipate that diversity inclusion goals will be developed with the Community Engagement work. However, the ability to demonstrate experience in Racial Equity work similar to what is described in the RFQ is highly desirable.

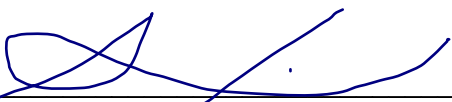
2.82 Will the winner of this RFP be precluded from proposing on subsequent phases of the project including the Specific Plan and other phases?

ANSWER: Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

2.83 After the work from this stage is complete, and after the specific plan is complete, what does the process for implementation look like? Is the plan to issue one large RFPQ for the entire site, or split it up? Will the firms involved in this stage of work and the firms involved in the specific plan be allowed to pursue the projects that are implemented ?

ANSWER: We have no preconceived notions on how implementation will go because it will be informed by and defined as part of the process outlined in the RFQ. Primes or subs who participate in the scope of work defined in this RFQ and subsequent RFP will not be precluded from participating in future solicitations.

Your acceptance of this addendum must be acknowledged via OpenGov Procurement (<https://secure.procurenow.com/portal/santa-monica-ca>) in the Addenda Section on or before 4:00 pm Pacific Time on 3/13/2023.



Amelia Feichtner
Capital Program Manager