



RFP #2024-03

Solano Rail Hub Residential Cluster Suisun City and Fairfield Priority Development (PDA) Plan

Questions & Answers - Part II

August 21, 2024

Summary of Responses to Questions Submitted by August 16, 2024

1. Do you expect the consultant to run technical studies on 5 of the 6 sites (the BOFA Site already has the technical studies)? These include title search, boundary and easement survey, Phase 1, Geotech, and TCAC market studies. Is the expectation that the consultant bases the 3 to 7 on readily available data without further investigation and site-specific report?
 - Answer: No, the consultant is not expected to run technical studies and will use readily available data and studies. However, Task 5 does require the consultant to develop prototype development pro-formas, including market and financial feasibility of different housing types. Consultant will need to develop information and assumptions to complete this task.

2. Do you expect the consultant to draft a Developer RFP for the six sites under task 6?
 - Answer: No, consultant will not need to draft a RFP, however, consultant is required in Task 6 to recommend a strategy to prepare and promote the development of the sites. This should include key factors and recommendations that could be included in an RFP.

3. Could you define whether the exact rezoning adoption deliverables under Task 2b are specific to just six sites or the entire PDA boundary, as published in Q&A 1?
 - Answer: The rezoning adoption deliverables would apply to the entire PDA boundary of the Heart of Fairfield PDA and Suisun Waterfront PDA.

4. Is the consultant required to update specific and general plan documents to support the rezoning process?
 - Answer: We are looking for a study that will provide the cities with recommended changes to their PDA specific plan, including drafting specific language and staff reports. The cities of Suisun City and Fairfield will be responsible for the implementation of the report and the associated CEQA process.

5. Are you seeking rezoning efforts to meet MTC TOC policy goals or to a more feasible density that might be higher?

- Answer: At a minimum, the density should meet MTC TOC policy. The required density could be higher if it's determined to be feasible.
6. Could you confirm the TOTAL number of meetings requested - There will be twelve virtual coordination meetings with staff, four community meetings (in-person), and six public hearings (in-person).
 - Answer: That is correct.
 7. The CEQA and rezoning adoption timeline should be mentioned in the project timeline, but related public hearings and adoption documents are required from the consultant. Could you share some details on how you see the process evolving as the consultant leads the rezoning and City Staff leads CEQA, per the Q&A?
 - Answer: It will be up to each individual City to adopt the recommendations of the Consultant regarding rezoning and any general plan amendments. The City would then determine the appropriate level of CEQA necessary at that time. The Consultants timeline should focus on the rezoning recommendations.
 8. Please clarify the difference between Category 1, "Qualification," and Category 5, "Qualification and Experience," of the RFP submittal requirement.
 - Answer: Category 1 Qualifications refers to the consultant team's RFP proposal submittal and states the page limit requirement for the submittal. Category 5 Qualifications and Experience refers to the requested qualifications and experience of the proposed consultant team that must be described and included in the RFP proposal.
 9. Where should we provide the Organization with past projects?
 - Answer: This can be included in the appendix of the RFP response, as stated on page 10.
 10. Regarding the Page limit, the RFP suggested that the "Qualifications" page be limited to 10 and that other categories have no page limit. However, the Q&A 12 via email puts a page limit of 20 on the entire response. Please clarify the discrepancy.
 - Answer: The referenced "Qualifications" on page 10 refers to the consultant team's entire RFP response submittal, excluding the resumes and transmittal letter. This also excludes the cost proposal which must be submitted in a separate envelope. The new page limit of the Qualifications submittal is 20 pages.
 11. The RFP suggests that Form on "Exhibit 10-H1 is a sample structure, though it need not be identical." the via email Q&A question 14 suggests that all sub-consultants are expected to fill out Exhibit 10-H1. Would a fully burdened hourly rate per person, estimated hours by task, per sub-consultant in matrix format be acceptable?
 - Answer: Yes, this format would be acceptable as long as the matrix format includes the relevant cost breakdown information.

12. Do the required DBE forms count toward the 20-page limit? Also, should we provide them in an Appendix?

- Answer: Yes, the DBE form that must be included in the RFP response, Exhibit 10-O1, counts toward the 20 page limit. This form can be attached to the submittal.

13. Does Solano require translation and interpretation services for the public meetings? If so, what languages?

- Answer: Yes, translation and interpretation services for Spanish and Tagalog will be required for Task 9, including translation of meeting materials and interpretation services at the public meetings.