REQUEST FOR PROPOSAL (RFP)
FOR THE
COSB, CALLE REAL CAMPUS MASTER PLAN #8805
ADDENDUM #1, Q&A Log
March 12, 2019

1. Q: What type of consultants would be appropriate to respond to this RFP?
   A: The County is flexible as to team makeup, but envisions specialties such as Architect,
   Land-Use Planning, firms with public outreach expertise, there are some aspects that
   could include developer expertise.

2. Q: What is your expectation as to whom would act as the prime consultant?
   A: The County is open to different scenarios. Successfully executed projects are key to
demonstrating a proposed team will accomplish the desired outcomes.

3. Q: What is the predetermined evaluation criteria?
   A: Please refer to the RFP for the criteria and points.

4. Q: What is prompting the urgency and/or timeframe to have a master plan completed?
   A: The County’s new Renew 22 initiative is driving the Master Plan to be completed.
   Realistically we anticipate this rolling out as a 10-year plan (subject to further discussion
during the scoping meetings).

5. Q: What is the deadline for submitting questions beyond those presented at the Pre-
   Proposal conference?
   A: No later than 3 days prior to the RPP deadline.

6. Q: Do you anticipate the scope including any facility assessments’ of the current
   COSB buildings?
   A: We already have two Facilities Condition Assessment (FCA’s) studies on County
   buildings, including Calle Real, which will be made available to the selected firm. We do
   not anticipate conducting further reviews, however, we will work with the selected firm in
   confirming the necessary information and studies are available and sufficient.

7. Q: How will questions be answered?
   A: Responses will be addressed via addenda posted on our General Services,
   General Construction Bid Opportunities web page and we will endeavor to email addenda
to registered firms.

8. Q: Do you have any reports to distribute with regards to items such as traffic studies,
   seismic, hazmat that would be useful in preparing the RFP?
   A: No, we don’t have any reports to share and no pertinent known issues, no traffic
   concerns, etc. While there may be asbestos present in some of the buildings, there are
   no extenuating known hazmat issues. Some years back, there was a potential seismic
issue with a proposed project at Calle Real, but further investigation (excavation to review a USGS identified fault) revealed that there was no heightened seismic risk.

9. Q: What are you looking for in the enhanced strength category?  
A: The enhanced strengths category touches on a concept the County may wish to explore, to leverage downtown Santa Barbara County assets against potential development at the Calle Real campus. There is some thinking that certain County services presently located downtown could be relocated to Calle Real, making them more easily accessible to the public. This could free up downtown real property. This section is asking teams to share their experiences with similar endeavors, such as public-private partnerships (P3's) resulting in development of public facilities.

END OF ADDENDUM 1