

Date of Issuance: November 10, 2020

Addendum No. 2 Keiser Park Master Plan Update and Preliminary Site Designs for Aquatics Complex and Gym / Community Center

To All Responding Teams:

The following is a summary of questions and responses received from 11/3 – 11/10:

- **The objectives #4 and #6 mention that assessing partnership opportunities is critical and how this might impact funding and operations of the Aquatics Complex and Gym/Community Center, yet partnerships are only addressed in a minor way in Task 3.4? What is the anticipated scope regarding partnerships?**
 - The desired outcome of task 3.4 regarding partnerships is a clear path forward with any partner opportunities which need to be developed prior to construction. Local partnerships may be identified early on through stakeholder and community meetings however funding partnerships may come from a more complex funding strategy and recommendation.
- **Is there an expectation that operations budget estimates (expenses and revenues) will be needed for the design options and a more complete operations plan developed for the final design options?**
 - No, we are not expecting operating budget estimates as an outcome of this project. We are only looking for construction cost estimates.
- **Has a preliminary space program been completed for the aquatics and rec center facilities? Will the community process also focus on a needs assessment for those facilities?**
 - Town staff have rough estimates of program space needs and will be looking for this to be confirmed and refined through this process.
- **Based on the response to questions in Addendum #1, we understand that the Town would like to minimize the changes or tiering needed to meet CEQA requirements. At minimum, should we assume preparation of an Initial Study checklist to evaluate the impacts of the proposed project compared to the findings of the 2008 EIR?**
 - Without seeing the final update to the park master plan, it is difficult to say what is needed to meet the requirements. However, an initial study checklist seems like a safe assumption. Please explain in your proposal what level of analysis you have proposed and why.
- **Based on the response to questions in Addendum #1 it appears the Town of Windsor plans to adopt VMT Guidelines. Other communities we have provided CEQA services have specifically exempted public serving facilities (such as this proposed project). Any**

idea if this will be an option for this process? If the town does not adopt the VMT guidelines, could the OPR Technical Advisory and other guidelines be referenced for thresholds and screening criteria?

- The Town is currently working towards standardized VMT guidelines. If adopted, those will be available for this project.
- **I know studies have been done on the site already so I am assuming there is pretty accurate site information and we won't need to provide a survey. Is this a fair assumption?**
 - This is a safe assumption for the purpose of the proposal.
- **Per Section E. Submittal Requirements, the address provided is a PO Box. We typically send proposal packages via FedEx or in person for tracking purposes and to ensure on-time delivery. Is there an alternate address we could hand deliver our proposal to, such as the Town of Windsor at 9291 Old Redwood Highway, Windsor, CA 95492? Or would the Town of Windsor consider electronic delivery via e-mail?**
 - Due to COVID-19, the Town offices are currently closed, and staff are not regularly on-site to receive packages. Please use the PO Box provided to ensure all packages are received in a timely fashion. We will be utilizing the post-mark date as the deadline.
- **Are tab dividers excluded from the 30-page limit?**
 - Yes, tabs are excluded from the page count.
- **Does the cost proposal count toward the page limit?**
 - The cost proposal does not count towards the page count. The cost proposal should be submitted in a separate, sealed envelope
- **Are team member resumes included in the 30-page count?**
 - Yes, these do count toward the page count.