



PUBLIC WORKS DEPARTMENT
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I. Questions & responses 1 through 3 received prior to the Pre-SOQ Submittal Meeting:

1. Section 3.1.1, paragraph 2, of the above referenced RFQ, defines the “minimum acceptable Project Team...” and lists all the required disciplines for this project. Several of these disciplines, especially on a smaller project such as this, are typically handled by a single qualified individual.

Please clarify if you are requiring one person for each of the required disciplines, or if multiple disciplines can be the responsibility of a single individual.

Answer: We are not requiring each discipline to be executed by a separate individual or firm. The D-B Entity is free to propose any means of meeting the project requirements they see appropriate

2. “Section 3.5 of the RFQ has high limits and inconsistencies we would like to clarify. Limits for Workers Compensation are listed at \$5M and \$10M, the California WC Statutory Limit is \$1M and what is typically seen for this line of coverage. Higher limits would generally not be provided by contractors and subcontractors, please confirm if \$1M limits will be acceptable for Workers Compensation.

Builder’s Risk Insurance is listed with limits of \$5M and \$10M, this is not typical limits for Builder’s Risk which is generally tied to the value of the project. Please confirm if you would like a contract price range given that could be insured by the proposers, please also confirm if the full value of the project is to be insured including flood and earthquake.

Errors and Omission insurance, please confirm if this can be evidenced and provided by a designer as a prime subcontractor to proposer/contractor. Typically contractors whom use designers that are JV members or prime subcontractors to the contractor do not carry E&O insurance. “

Answer: The \$5M and \$10M limits were not intended to apply to Workers Compensation coverage. Proposals will be adequate if they incorporate the California WC Statutory Limit of \$1M.

The Builder’s Risk Insurance should include limits of \$5M and \$10M. These need extend to include flood and earthquake coverage, for which the City will look to its other coverages. Errors and Omission insurance can be evidenced and provided by a designer as a prime subcontractor to proposer/contractor.

3. For Contractor experience qualification would installation of another membrane type system such as a microfiltration system, reverse osmosis system, etc. meet the requirement that “at least one of these three projects shall demonstrate Respondent’s previous experience employing the use of MBR technology.” Please clarify this Contractor experience requirement.

Answer: The City will consider and accept alternative membrane and advanced wastewater systems in lieu of MBR for the construction contractor experience.

II. Questions 4 and 5 and responses received during the Pre-Submittal Meeting in City Council Chambers

4. What are the requirements for the maintenance and or preservation of the existing structures at Point Pinos? Are they historically significant?

Answer: The review by the State Office of Historic Preservation (SOHP) is ongoing under the coordination of the State Water Resources Control Board pursuant to the City’s application for funding from the Clean Water State Revolving Loan Program. Requirements for the existing structures have therefore not yet been finalized, but are anticipated to be included in the Request for Proposals (RFP).

The proposed Project may need to consider the Federal Secretary of the Department of Interior Standards for Rehabilitation that may include some or all of the following standards to rehabilitation in a reasonable manner, taking into consideration economic and technical feasibility:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The EIR includes the development of the Area of Potential Effect (APE) and Appendix D of the DEIR includes Cultural, Archaeological & Historic Resource Surveys including a report of Preliminary Historic Resources Review; Preliminary Archaeological Resources Assessment; Phase I Archaeological Survey Report; and, Native American Consultation.

The EIR did not identify any significant effects to these resources from the proposed Project. However, the City of Pacific Grove's General Plan (Urban Structure and Design Element) contains goals, policies, and programs relating to maintaining and improving the appearance of the physical environment. This Element calls for emphasizing and promoting the overall visual attractiveness of Pacific Grove, enhancing the relationship between the City and the Pacific Ocean and the Monterey Bay, and maintaining and enhancing the quality of the City's landscape and streetscape. Consistency of the proposed Project with specific visual resources policies was evaluated in the EIR.

The City has a strong commitment to historic preservation. Although the City Council has not had the opportunity to determine the City's direction, staff believes that restoration of the two main structures is a necessary part of this project, unless additional investigation reveals a fatal flaw.

5. Will the Request for Proposal (RFP) be available to Design-Build Entities while Statements of Qualifications are being reviewed?

Answer: The RFP will be made available as soon as it is complete. The scheduled date for completion is March 25, 2015.

III. Questions 6 through 21 & responses were received during the Pre-Submittal Meeting Onsite at the Retired Point Pinos Wastewater Treatment Plant.

6. When will the Request for Proposals be available and when will the proposals be due?

Answer: The schedule for the Request for Proposals has not yet been developed by the City. The City will announce the short-list of Design-Build Entities on March 24, 2015. A schedule for the submittal and review of the Proposals will be included in the RFP.

7. Will the existing headworks building remain or be required to be removed?

Answer: The integration and reuse of the existing headworks structure, and or its demolition and removal, has not been specified in the existing planning documents. Short-listed Design-Build Entities who receive an RFP from the City will be expected to consider these options, within the context, requirements, and any relevant limitations specified in the planning documents.

8. Are there height restrictions at the site that apply to the proposed Project?

Answer: Yes, new structures to be included in the proposed Project are limited to the maximum height of the existing structures. Height, as defined in the City's municipal code, allows ancillary structures (e.g., an antenna) to exceed the building height.

9. If the proposed Project results in the construction of new structures at approximately the height of the existing clarifier and digester, will the inclusion of decking on top of the new structures and operating staff on the decking above the height of the existing structures be permissible?

Answer: The City will discuss this question with staff of the California Coastal Commission Staff as a part of its ongoing Coastal Development Permit Application. Results of this coordination will be included in the City's RFP.

10. The Request for Qualifications (RFQ) identified a due date and time for the Statements of Qualifications as 12:00 Noon PDT of March 16, 2015. The presentation in City Council Chambers identified a due date and time for the Statements of Qualifications as 10:00 a.m. on March 16, 2015. Please clarify.

Answer: The correct due date and time is as specified in the RFQ and is 12:00 Noon PDT March 16, 2015. The presentation is in error.

11. Can Statements of Qualifications be provided to the City by delivery service or must a Design-Build Entity representative submit the SOQ in person?

Answer: Yes, Design-Build Entities may submit their Statement of Qualifications by any form of delivery they chose. However, the City will maintain strict conformance on its receipt of SOQ's to be 12:00 Noon PDT of March 16, 2015.

12. What is the depth to groundwater at the Point Pinos Wastewater Treatment Plant Site?

Answer: As stated in the Draft EIR:

"Groundwater was not encountered in borings collected at the PGLWP site as part of the geotechnical investigation for the Monterey and Pacific Grove ASBS Project (Pacific Geotechnical Engineering, 2013). Depths of borings were between 9 and 24 feet. The site geology is comprised of granite bedrock surface whose conditions reflect variable groundwater depths. Subsurface drainage is expected to occur relatively quickly and flow outwards toward the Point Pinos bluffs. Surface rainfall is expected to locally pond on the granite bedrock surface and drain outwards towards the Pacific Ocean."

13. What site specific geotechnical information is available at the Point Pinos Wastewater Treatment Plant Site?

Answer: Minimal. A geotechnical investigation was completed for the Monterey and Pacific Grove ASBS Project (Pacific Geotechnical Engineering, 2013) and is included as Appendix G of the Draft EIR.

As stated in the RFQ, “The Design-Build Entity will be responsible for all Design-Build services comprising this project, including, but not limited to, design, construction, surveying, geotechnical investigations, scheduling, quality control, inspection, laboratory testing, permitting, and any other services that can be generally identified through start-up and acceptance by the City.”

14. Will the proposed water pipeline at the El Carmelo Cemetery be required to be located under existing burial sites?

Answer: No, the proposed water pipeline at the El Carmelo Cemetery will not be required to be located under existing burial sites. The pipeline alignment, as shown on various planning documents for the proposed Project, will be constructed in the existing roadway from the entrance of the El Carmelo Cemetery to the existing cemetery maintenance building.

15. Can the existing clarifier and digester structures be used as any portion of the proposed treatment and recycling system? Can treatment and recycling equipment and or operations be housed inside of the existing structures?

Answer: Yes, the existing clarifier and digester structures may be proposed for use as a portion of the proposed treatment and recycling systems. Yes, treatment and recycling equipment and or operations may be housed inside of the existing structures. Short-listed Design-Build Entities will be encouraged to consider such approaches as a part of their responses to the RFP.

16. Can the Membrane Bio Reactor (MBR) be placed inside of the clarifier?

Answer: Yes, the Membrane Bio Reactor (MBR) may be placed inside the clarifier. See response to question number 14 above.

17. Has the use of ozone been considered and or ruled out?

Answer: No, the use of ozone has not been ruled out for the proposed Project.

18. What is the availability of power to the Point Pinos Wastewater Treatment Plant Site and in what phases?

Answer: PG&E power currently services the site. The City is working with PG&E to determine the existing capacity of service to the site. Results of that coordination are expected to be available in the RFP that will be made available to the short-listed Design-Build Entities.

19. What is the structure and composition of the roof for the clarifier and sludge digester?

Answer: The structure and composition of the roof for the clarifier and sludge digester are discussed in the condition assessment reports, provided as Appendix I to the Final EIR. Additional information on the existing structures can be found on the City's Website for download at the following URL: <http://www.ci.pg.ca.us/index.aspx?page=534>. Specifically, the design drawings for the original structure are available as "Sewage and Pumping Treatment Works drawings" Parts 1 through 4.

20. What is the Area of Special Biological Significance (ASBS) Project?

Answer: The proposed Monterey-Pacific Grove Area of Special Biological Significance (ASBS) Stormwater Management Project (project) is jointly proposed by the Cities of Pacific Grove and Monterey to improve stormwater quality discharged into the Pacific Grove ASBS, in accordance with State Water Resources Control Board (SWRCB) standards. The project area comprises five associated components located primarily in the City of Pacific Grove, with a portion of one component located in the City of Monterey, California. The current planning for the ASBS envisions the use of the western side of the Point Pinos Wastewater Treatment Plant Site. Collaboration on the potential co-use of UV and waste pipeline facilities has been evaluated.

More information on the ASBS Project can be found on the City's website at the following URL: <http://www.ci.pg.ca.us/index.aspx?page=335>

21. Has the City maintained the NPDES permit for the ocean discharge of the retired Point Pinos Wastewater Treatment Plant?

Answer: No, the City has not maintained the NPDES permit for the ocean discharge of the retired Point Pinos Wastewater Treatment Plant