



Response to Questions

TO THE PROSPECTIVE PROPOSERS UNDER RFP NO. 9001

Sims Ranch and Nicolaus Dairy Repurposing Project

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

The questions received and the answers to those questions are shown below:

1. **Question:** Because Page & Turnbull prepared the stabilization and rehabilitation scope of work report (RFP Attachment D) for Sims Ranch and Nicolaus Dairy, will Page & Turnbull be allowed to bid on this RFP?

Answer: Yes, Page & Turnbull will be allowed to bid on this project.

2. **Question:** Is there an EIR associated with repurposing Sims Ranch and Nicolaus Dairy.

Answer: No.

3. **Question:** Attachment C lists three options for Regional San to consider for Sims Ranch and Nicolaus Dairy—Repurpose the sites, maintain the sites as-is, or demolish the structures. Is the intent of this RFP to hire a consultant to help Regional San determine which option to implement?

Answer: No. Regional San has decided to repurpose the sites. The objective of this RFP is listed in Section 3 of the RFP, and the scope of services requested is listed in Section 5. In order to completely repurpose the sites, there may be other site work needed. However, the other site work is not included in this RFP.

4. **Question:** Can you clarify what features of both sites are covered by this RFP?

Answer: For Sims Ranch, refer to the exhibit found in RFP Attachment D, page 4. The features covered by this RFP include the following:

- A. Historic House 1 and small out-building just to the south of the house. The small out-building is not individually called out on this sheet, but it is to be included in the stabilization work. The out building can be seen on page 17 of Attachment D.*
- B. Historic House 2 and detached garage to the west of the house. The detached garage is not individually called out on this sheet, but it is to be included in the stabilization work.*
- C. Long barn*

- D. *Silo, Round Shed, and Cold Storage*
- E. *Olive allee along the driveway entrance into Sims Ranch*
- F. *Other historic vegetation between Historic House 1, Historic House 2, and the Long Barn. These plants are described in the last paragraph of Attachment C, page 12.*

For Nicolaus Dairy, refer to RFP Attachment D, page 5.

- A. *Nicolaus Dairy Farm House*
- B. *Milk Barn, holding pens, and corral. These items are shown inside box 2 on page 5 of RFP Attachment D. A description of the holding pens and corral can be found in RFP Attachment C, page 23, paragraph 2.*
- C. *Chicken house/work shed*

5. **Question:** Are the holding pens and concrete adjacent to the milk barn at Nicolaus Dairy included in the scope of work.

Answer: *Yes.*

6. **Question:** Based on the information shown on item 3 of RFP Addendum 1, will the consultant and/or the subconsultant be allowed to complete DIR registration after contract award if it is determined that DIR registration is needed for a portion of the work.

Answer: *Yes.*

7. **Question:** Will Regional San allow the potential proposers to visit the sites.

Answer: *Yes. See RFP Addendum 2 that was issued on July 28, 2016.*

8. **Question:** Has Regional San established a construction budget for the stabilization/rehabilitation work?

Answer: *Regional San has established a \$1 million reserve fund will be used to repurpose Sims Ranch and Nicolaus Dairy. However, the reserve fund is intended to cover other improvements besides just the stabilization/rehabilitation work being proposed in this RFP.*

We are prepared to spend up to \$600,000 in construction costs for the stabilization/rehabilitation work on the historic features at Sims Ranch and Nicolaus Dairy. This amount is just an estimate and we expect the architect chosen by the RFP to produce cost estimates for the stabilization/rehabilitation work that they propose.

9. **Question:** Is there a project schedule or required completion date?

Answer: *We are requesting the deliverables from this RFP to be complete by February 1, 2017. This date can be negotiated when we select the consultant.*

10. **Question:** Are there as-built floor plans available for any of the buildings? If not, can we assume that the scope of work includes preparation of complete as-built drawings (floor plans, roof plans, site plans, and exterior elevations)?

Answer: There are not as-builts available for any of the structures. Yes, the scope of work includes the preparation of as-built drawings.

- 11. Question:** Please clarify if the analysis, drawings, and specifications should address all of the contributing structures listed in the Architectural Report (Attachment D), and confirm that the structures listed as non-contributing in the Architectural Report are excluded from this project.

Answer: See the answer to question 4 above.

- 12. Question:** Will the non-contributing structures be demolished as part of this project?

Answer: We plan to demolish one home at Sims Ranch. That home is not considered historically significant and it is beyond reasonable repair. The demolition of that home is not covered in the scope of work for this RFP.

- 13. Question:** Please provide an approximate square footage for each building.

Answer: The square footages listed here are from scaled aerial photographs. We do not have accurate measurements of the homes.

For Sims Ranch, refer to the exhibit found in RFP Attachment D, page 4.

- A. Historic House 1 is approximately 1,900 square feet and the outbuilding adjacent to it is approximately 100 square feet*
- B. Historic House 2 is approximately 1,700 square feet and the detached garage is approximately 650 square feet*
- C. Long barn is approximately 900 square feet.*
- D. The silo is approximately 150 square feet, but it is taller than the other structures (see photos in Attachment D of RFP). The Round Shed is approximately 150 square feet. The Cold Storage is approximately 150 square feet.*

For Nicolaus Dairy, refer to RFP Attachment D, page 5.

- A. Nicolaus Dairy Farm house is approximately 4,500 square feet and is two stories. The square footage listed here includes the second story.*
- B. Milk Barn is approximately 2,400 square feet*
- C. Chicken house/work shed is approximately 1,700 square feet.*

- 14. Question:** Please summarize the construction type for each building.

Answer: For Sims Ranch, refer to the exhibit found in RFP Attachment D, page 4.

- E. Historic House 1 is a combination of adobe brick and wood frame construction. The small out-building just to the south of the house is a combination of adobe brick and wood frame construction.*
- F. Historic House 2 is conventional brick construction. The detached garage is also conventional brick construction.*
- G. Long barn is wood frame construction*
- H. The silo is concrete panels with steel bands to hold it together. The Round Shed is metal construction. The Cold Storage is a combination of thick clay bricks and wood frame construction.*

For Nicolaus Dairy, refer to RFP Attachment D, page 5.

- D. *Nicolaus Dairy Farm house is wood frame construction.*
- E. *Milk Barn is a combination of wood frame construction and metal. The holding pens and corral are concrete floors with round metal tubing.*
- F. *Chicken house/work shed is wood frame construction.*

15. Question: The scope listed in the RFP indicates “stabilizing and rehabilitating the historic features of Sims Ranch and Nicolaus Dairy in accordance with the Secretary of the Interior’s Standard.” Please clarify the intent of rehabilitation. Have future uses for each building been determined, or will some of the buildings remain vacant? If some or all of the buildings will be vacant, should the rehabilitation include mothballing the buildings?

Answer: The near-term plan for the homes at Sims Ranch is that the interior of the homes will not be used. However, we are actively looking for partners that would want to use the interior of the homes as a basis of operation (office). The rehabilitation should not include mothballing the structures.

For Nicolaus Dairy, we want the Dairy Barn and the first floor of the Nicolaus home to be open for tours.

16. Question: Please clarify the boundaries for the landscape and planting analysis.

Answer: See answer 4e and 4f above.

17. Question: The scope of stabilization and rehabilitation work has not been defined in the RFP, therefore it is difficult to estimate a fee for design services and construction documents. We assume that the scope of the future stabilization and rehabilitation work will be clarified once the consultant team has completed the analysis phase. Would it be acceptable to provide a fee for the assessment phase only and then negotiate the scope and fee for the construction documents phase based upon the scope of work determined in the assessment phase?

Answer: Yes, this approach is acceptable. However, if we cannot agree upon terms for the second phase, Regional San can terminate the contract and issue a new RFP for that phase of the work.

18. Question: Please clarify the intent of “environmental analysis of non-historic California Environmental Quality Act (CEQA) issues.”

Answer: The consultant for this contract will not be expected to complete a CEQA analysis for the project. The statement in question will be deleted from the RFP.

19. Question: Please clarify the scope with regard to mechanical, plumbing, and electrical systems. Is the intent to rehabilitate/repair existing systems, or are new systems and facilities required? Are we to assume their scope is limited to the stabilization items listed in Attachment D?

Answer: The intent is to repair the existing systems if the analysis shows that they need repair. If the existing systems are beyond repair, we may consider installing new systems. The intent of analyzing the mechanical, plumbing, and electrical systems is to identify any unsafe or hazardous conditions that could degrade the structures.

20. Question: Please clarify the scope with regard to "civil engineering analysis of site and grading for Americans with Disabilities (ADA) and other access." Is the intent to provide an accessible path of travel from parking to each building? If so, does central parking already exist for each site or should the scope include design and layout for new parking and walkways? What is the boundary for each site that should be included in the analysis and drawings?

Answer: No, the intent is not to provide an accessible path of travel from parking lot to each building. That will be done under a separate contract. The scope of work for this contract does include providing access to the first floor of the Nicolaus Dairy home and Nicolaus Dairy Milk Barn. If that requires a ramp (or other means of access), that would be covered in this scope of work. If that work requires a civil engineering analysis, then the architect needs to have the ability to complete the work or hire a subcontractor who can. We don't expect that the work will require a complete site evaluation by a civil engineer. However, if the structure analysis finds that the structures are being damaged by site drainage, the consultant will need to be prepared to address those issues.

21. Question: Page 4 Scope of Services states the work will include "civil engineering analysis of site and grading for American with Disabilities (ADA) and other access." What specific civil engineering analysis and data is requested for the project? Is there an existing topographic survey of the site available to the team in order to design ADA access - or is it expected consultant team will provide topographic survey for access design?

Answer: See the answer to question 20. Regional San can make the existing topographical information available to the consultant if the stabilization work requires that information.

22. Question: Page 3 Objective states "rehabilitate and provide access only to the interior first floor of the Nicolaus house." Is this intended to mean ADA access is requested from the existing parking area to the first floor of the Nicolaus House and within the first floor of the house? Is ADA compliant access required at the two sites to any other structures (other than Nicolaus House)?

Answer: See the answer to question 20 for a partial answer. ADA access will also be required for the interior of the Nicolaus Milk Barn. The intent of the ADA work is to allow ADA compliant movement inside the first floor of the Nicolaus House and Nicolaus Milk Barn, and to provide access into those structures. This does not mean that the site needs ADA compliant paths from parking areas.

Thank you,



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