



REQUEST FOR PROPOSALS (RFP 2023-02)
SITE SPECIFIC DESIGNS
IDENTIFIED AFFORDABLE HOUSING LOCATIONS

- Frequently Asked Questions -

Since the release of RFP 2023-02 in early January 2023, the City has received questions from various interested parties. Staff have compiled the most frequently asked questions and provided the responses below.

1. The RFP mentions that the City has previously undertaken a similar project. Was CEQA documentation prepared for this project? If so, is it available for public review?

Yes, a similar process was completed for a handful of parcels in 2016/2017. Please see the below links to two previous analyses below:

- <https://evogov.s3.amazonaws.com/media/17/media/43688.pdf>
- <https://evogov.s3.amazonaws.com/media/17/media/28383.pdf>

2. Will the two Green Valley Road Parcels be merged in the event of Housing Opportunity Overlay (HO) Zone development?

Yes. In the event of development under the HO, the parcels located at 7444 and 7460 Green Valley Road would be merged. The City is looking for environmental analysis that would reflect this merge.

3. Why are separate cost estimates requested?

The City has limited funds available. Given the funding restraint the City is looking for separate cost estimates for each parcel and will use the individual cost estimates to determine how many sites can be completed. Submittal of cost estimates separate from the proposal will allow the review panel to complete a review based on the validity of the proposal and qualifications of the Consultant team.

4. Does the City have any additional funds or plans for future funding at this time?

No. The City does not have any additional funding.

5. Deliverables include: Site Plan and Elevations; are any other architectural plans required? Such as, unit plans, sections, or other enhanced site plan (illustrative plans from landscape architect?)

Only the site plan and structural elevations are required at this time. The City will be using the information created for the parcel(s) along with the CEQA analysis to add the

Housing Opportunity Overlay (HO) zone. This will entitle the parcel and provide designs to be used in substantial conformance by a future developer.

6. What is the timeline of development?

At this time, City Staff are not aware of any plans to develop the identified parcels.

7. Does the City own the identified parcels?

No. These parcels are privately owned and the work requested under this RFP would only be to entitle the parcels for development in the future. It is the goal of the City to entitle the parcels so that, should a developer purchase the land, they would have a less rigorous path towards development (only ministerial determinations). The City is requesting proposals for both CEQA analysis and site designs in order to complete a General Plan Amendment and Zone Change over all parcels analyzed that would maintain existing zoning, but provide an overlay (alternative) zoning for higher density.

8. The RFP anticipates at least one (1) presentation to the Placerville Planning Commission. Will each parcel require a separate presentation?

The City would hope to schedule all parcel presentations during one (1) Planning Commission meeting. Each presentation would fall under separate agenda items.

9. Have any technical reports or previous site analyses been prepared? And if so, will they be made available to the consultant selected?

If available, these reports would be provided to the selected consultant.

10. Will a site visit(s) be required?

The City does not anticipate the need for site visit(s).

11. What if an interested entity has concerns or revisions for the sample contract provided as an exhibit of the RFP?

Proposers may include requests for contract revisions / exceptions as part of their proposal.

12. Can a company include sub-consultants/sub-contractors as part of the bidding team?

Yes. Proposers are welcome to include sub-contractors to the team. Please make sure to include a clear organization of key personnel as part of your proposal.