



March 9, 2023

ADDENDUM No. 1

PROJECT: COMPREHENSIVE GENERAL PLAN UPDATE AND MASTER ENVIRONMENTAL IMPACT REPORT

Addendum No. 1 is being issued to the Notice to Proposers, for the **Comprehensive General Plan Update and Master Environmental Impact Report**. Proposals are due to be submitted by Thursday, March 23, 2023 at 2:00 P.M. in the City of Atwater Council Chamber, at 750 Bellevue Road, Atwater, CA 95301

The City of Atwater is modifying the schedule that is contained in the Request for Proposals: Comprehensive General Plan Update and Master Environmental Impact Report.

3.3 Procurement Schedule

The current procurement schedule is as follows:

EVENT	TARGET DATE
1. Proposal Release Date	February 3, 2023
3. Deadline to Submit Written Questions	February 24, 2023
4. Release of Responses to Written Questions	March 9, 2023 by 5:00 PM
5. Proposal Deadline – Proposals Must be RECEIVED	March 23, 2023 by 2:00 PM
7. RFQ Evaluations/Selections	March 14-15, 2023 and March 21-22, 2023 March 28-29, 2023 and April 4-5, 2023
9. Award Professional Services Agreement	April 24, 2023

The following questions 1 through 12 were received from prospective respondents:

1. The RFP states that the Housing Element HCD deadline is June 30, 2024, but the HCD website says it is January 31, 2024. Did HCD extend the deadline?

Answer: The City of Atwater is participating in a Multi-Jurisdictional Housing Element. The deadline for the submittal to HCD is February 18, 2024. (18 months after the 2022 RTP/SCS was adopted)

2. Is the focus on Parks and Recreation intended to be included in the General Plan, or be a separate Parks and Recreation Master Plan, or both?

Answer: The focus on Parks and Recreation is intended to be included in the General Plan as wells as Parks and Recreation Master Plan.

3. Is the zoning ordinance scope of work intended only to identify areas of inconsistency with text and map or also to propose changes and take them through the public hearing process to amend the zoning ordinance?

Answer: The zoning ordinance scope of work is only intended to identify areas of inconsistency with text and map.

4. We received the bid documents for the above referenced project but were unable to locate the engineer's estimate. If possible, please reply back to this email with the engineer's estimate or kindly forward this to the person best able to provide this information.

Answer: There was no engineers estimate that has been prepared at this time. This This would be part of future work.

5. Does the City have an anticipated budget for the project?

Answer: The City has established sufficient budget for the scope.

6. - Is there an estimated timeframe for the completion of the General Plan Update?

Answer: The City would like to see the completion of the General Plan Update to be 3-4 years form the notice to proceed has issued.

7. - Why is the City initiating the process of updating the General Plan? Are there any specific issues in the City that have been raising concerns with citizens, such as population growth, development pressure, mobility, etc.?

Answer: Purpose of the update is identified in the Request for Proposal.

8. - Other than land use, transportation, and environmental planning services, does the City foresee the need for additional sub-consultants on topics such as economic development, sustainability, etc.

Answer: Yes, this would be the assumption.

9. Is Atwater engaged as part of the Merced County multijurisdictional Housing Element update led by MCAG. Can you confirm that this is correct? If so, what will be the relationship between the multijurisdictional effort and the work requested in the General Plan RFP?

Answer: Yes, Atwater is currently engaged with the County of Merced Multijurisdictional Housing Element lead by MCAG the work that is requested in the RFP will need to work in conjunction with the Regional Housing Element. The consultant will need to work with the city to integrate effective 6th cycle housing policies with the remaining body of work for the general plan

10. Is the City open to a programmatic EIR instead of a Master EIR?

Answer: No, the City is not open to a Programmatic EIR instead of a Master EIR.

11. Does the City have any preferred traffic consultants?

Answer: No, the City does not have a preference on a Traffic Consultant.

12. Does the City anticipate that a Water Service Assessment (WSA) as part of this scope?

Answer: No, not at this time. The City is anticipating Master Plans to be conducted at the same time as the General Plan Update through a separate RFP process.

Signatures on following page.

**IF YOU SUBMIT A PROPOSAL, A SIGNED COPY OF THIS
ADDENDUM No. 1 MUST BE ATTACHED THERETO.**

Sincerely,



Greg Thompson
Community Development Director

Contractor _____

Signature _____

Date _____