



ADDENDUM NO. 1

TO: All Plan Holders and Prospective Bidders
FROM: City of Capitola Community Development Department
DATE: July 17, 2024
RE: **ADDENDUM NO. 1**
Wharf Long Term Use and Development Plan

ADDENDUM NO. 1

City of Capitola, California

This Addendum shall be considered as a part of the RFP documents for the subject project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original documents, this Addendum shall govern and take precedence.

Contractors are hereby notified that they shall make any necessary adjustments in their proposals on account of this Addendum. It will be construed that each proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

Receipt of this Addendum must be acknowledged on the Addendum Acknowledgement form. Signature on said Bid Form indicates acknowledgement of receipt of Addendum No. 1, and that said Addendum No. 1 was properly evaluated in bidder's proposal. Any proposal not in compliance with this requirement may be rejected.

Katie Herlihy, Community Development Director

The following list of questions and answers is being provided to clarify the scope of work:

Q1: Does the City have a structural assessment of the existing pier structure, or would an assessment of its ability to withstand projected future storm events be needed?

Answer 1: The wharf structural rehabilitation was completed in Summer 2024. No additional structural assessment is required.

Q2: Does the City contemplate the possibility that this plan might include replacement buildings on the pier?

Answer 2: During the course of the '23/'24 rehabilitation project we had to remove the buildings (built in 1982). New temporary structures have been installed. Permanent replacement buildings could be a direction we get through the public outreach process. The city is contemplating either mobile structures that can be removed from the Wharf during big storm events or permanent buildings.

Q3: Are you contemplating buildings and/or other improvements at the base of the pier on Wharf Road? And/or pedestrian improvements to the bridge connecting across the channel to Esplanade?

Answer 3: The baseline project was completed and provides a blank slate for other improvements such as buildings or other pedestrian improvements that may come out of the public outreach process. One permanent three stall bathroom was constructed with the recent rebuild of the Wharf which will remain in the long term plan.

Q4: We recently reviewed the Capitola Wharf Long-term Use RFP. The scope for this project is perfect for our expertise. We did notice the very limited fee available for this project in relation to the requested scope. Can you provide any additional information about the available fee? Are there any additional funding sources that you are working on? Are you interested in receiving proposals that modify the scope to fit the maximum fee or that propose a fee above the maximum that is more in line with the requested scope?

Answer 4: Thank you for your interest in the Capitola Wharf project. We have a budget of \$75,000 which is funded through the City's General Fund. Since our funding is limited, we would be interested in receiving proposals that modify the scope to fit the maximum fee rather than receive proposals that go beyond the budget.

The overall project is to identify a preferred concept for the long-term plan for the Wharf. The major policy questions we are trying to solve within the RFP and public process are 1) *Will the future land uses on the wharf be located in mobile structures that can be moved prior to big storm events or in permanent structures attached to foundations?* Also, 2) *what types of future land uses should be on the wharf?*

Once we have answers to these policy questions, it will be time to jump into design to figure out the overall layout and design preferences. The renderings will be conceptual in nature and include best estimates of cost. If we were to move forward with architectural plans for permanent structures on foundations, this would be under a separate contract with additional funding.

Q5: The RFP says to include a work sample. Can you please confirm this is a separate document that does not count towards the 20-page limit? Thank you.

Answer 5: You can summarize the project in your proposal and send a link to the final product.