



ADDENDUM NO. 1

**CITY OF CORNING
RFP WATER AND SEWER EXTENSION
Dated: April 7, 2023**

The purpose of this Addendum No. 1 is to provide clarification to the published Request for Proposals for the above project. This Addendum shall be referenced in the Statement of Interest and a signed copy shall be attached to the proposal for this project.

Addendum No. 1; Item No. 1:

QUESTION: In regard to the Water and Sewer Extension please advise on the following:

- a. Estimated timing for Plan Check and Issuance of the required City Permits?
- b. Estimated City Permit Fess required upon permit issuance?
- c. It was discussed, at one point in time, that the Caltrans Encroachment Permit Application would be ran through the City in order to expedite the process. Please confirm that this is still an option or if we will need to pursue the Caltrans permit on our own.

ANSWER: *In regard to the Water and Sewer Extension the answers to the above questions are below:*

- a. *The City will review the submitted plans and provide responses within 3 weeks of submittal of the water and sewer extension plans to the City. Unfortunately, the timing for Caltrans to review and respond to the encroachment permit submittal is unknown.*
- b. *City permit fees will not be charged to the developer for the water and sewer extension portion of the project.*
- c. *Since the proposed water and sewer line will be City owned and operated utilities the City must be the applicant for the Caltrans Encroachment Permit. The City will utilize the plans that are prepared by the developer along with any required supporting documentation to complete and submit the encroachment permit application for the utilities. The contractor would be required to submit a supplemental encroachment permit to Caltrans for the construction portion of the lines.*

Addendum No. 1; Item No. 2:

QUESTION: In regard to the balance of the offsite improvements please advise on the following:

- a. We intend to construct these improvements in conjunction with the water and sewer improvements. Please advise if we should run separate application or if we can roll all work into one submission and separate the costs for the purposes of the Grant?
- b. What are the estimated City Permit Fees upon permit issuance?
- c. Will the Caltrans Encroachment Permit Application for the remaining offsite improvements, excluding the water and sewer crossing, be run through the City in order to expedite the process?

ANSWER: *In regard to the offsite improvements the answers to the above questions are below:*

- a. *A single application is adequate for both the offsite improvements and the water/sewer extension improvements as long as the costs are separated between the two.*
- b. *City permit fees for the offsite improvements will be 3% of the construction cost estimate for offsite improvements.*
- c. *The Caltrans encroachment permit for the offsite improvements, specifically those within the Caltrans right of way, will have to be applied for by the applicant/developer. The improvements referenced within the Caltrans right of way will not be city owned or maintained therefore the City cannot apply for the encroachment permit for those improvements.*

Addendum No. 1; Item No. 3:

QUESTION: In regard to individual tenant uses, can you please provide estimated permit and impact fees? Also please identify any County fees (if any) that are not included in the estimates.

ANSWER: *Attached is the Development Impact Fee worksheet and a copy of the building permit fee schedule for your use. There are no County Fees associated with these proposed projects.*

Addendum No. 1; Item No. 4:

QUESTION: With regard to the Pro Forma information, please confirm you are looking for two separate Pro Forma's: The first Pro Forma to address the sewer and water extension project to be prepared by the developer which details cost and financial capacity to complete this portion of the project. The second Pro Forma prepared by a third party which encompasses the Sewer and Water Extension costs as well as the balance of the costs to complete the entire project as well as the ongoing financial viability of the project.

ANSWER: *The portion of the pro forma to address construction cost estimates shall be stamped by a licensed civil engineer. The portion of the pro forma that addresses revenue generation, operating income, operating expenditures, capitalization rates, and other relevant information shall be completed by an independent third party. The pro forma shall also identify sales tax generation and other revenue for the City of Corning as a result of the development for a period of five years. They can be separated as two separate pro formas but can be combined into one pro forma.*

Addendum No. 1; Item No. 5:

QUESTION: As part of the owners' qualifications, we are planning to submit letters from various banks showing that substantial cash is available to fund the project. Will this information be treated confidentially?

ANSWER: *Yes.*

This Addendum consists of a total of 2-pages.

Prepared by:

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Signature: _____
Bidder

Date: _____