1. Is the project budget for the consulting team $390K or $460K?

   $20,000 of the total $460,000 project budget is for “in-kind” City staff time, so the overall budget available for consultant services is $440,000.

2. Page 5 identifies a $50,000 local match from the City’s Economic Development Sustainability Fund. Will the entire $50,000 funding be available for consultant work?

   The $50,000 is available for consultant services.

3. For the 30 page limit, can the pages be double-sided (60 pages) or keep it at 30 pages single (or double) sided?

   The limit is 30 single-side pages.

4. Do the resumes count towards the 30 page limit, or can we have them in an appendix?

   Resumes do count towards the 30 page limit.

5. Since the project is using grant funding, do you want the cost as part of the proposal or in a separate sealed envelope?

   It will not be necessary to provide the cost portion of the proposal within a separate sealed envelope.

6. For the fee proposal, are hourly rates and number of hours needed for each of our sub-consultant team member or is a lump sum acceptable for each sub-consulting firm?

   For the fee proposal, hourly rates and the number of hours are needed for each of the identified sub-consultant team members.

7. For the percentage of each individual’s participation in the project, should percentages for the full team add up to 100% or is the City asking what percentage of each teammate’s current workload will be taken up by this project, if selected?

   The percentage of each individual’s participation in the project should add up to 100%.

8. Within the past several years, has the City completed any economic/market studies (e.g., as part of the General Plan update) that would be relevant to the TOD Specific Plan effort?
There are no relevant economic/market studies that the City has completed within the past several years.

9. Are there any publicly-owned sites within the TOD study area that could be leveraged for economic development purposes?

There is one City-owned parcel (AIN 6369-002-900) within the tentative TOD-Specific Plan study area; however, it houses a Water Well and Pump Station operated and maintained by the City of Pico Rivera Water Authority and could not be leveraged for economic development.

10. RFP Task 3.3 (Implementation Action Plan) calls for the establishment of an Enhanced Infrastructure Financing District (EIFD). It is the City’s expectation that an EIFD would be established during the course of the TOD planning effort, or is it just expected that consultant team would define a framework for establishing an EIFD as part of a separate, subsequent process?

It is the City’s expectation that the consultant team would define a framework for establishing an EIFD. The establishment of an EIFD would be part of a separate, subsequent process.

11. Regarding the traffic analysis, does the City desire a traditional traffic volume and intersection level of service analysis for pre-project and post-project conditions, and a vehicle miles traveled (VMT) analysis, as well, related to SB 743 CEQA analysis directives?

The City desires a traffic analysis that includes traditional traffic volume and intersection level of service analysis for pre-project and post-project conditions, and a vehicle miles traveled (VMT) analysis.

12. The RFP states that interviews will be held only if deemed necessary. However, if interviews are to be held, is there a preliminary date reserved in order to still meet the goal of executing an agreement in March?

There is no preliminary date reserved for possible interviews.

13. Regarding outreach, materials are requested in multiple languages. Which languages are envisioned as being needed?

The City envisions outreach and outreach materials to be provided in Spanish and English.