

## **Questions asked by interested parties in the RFP preparation of The Village Specific Plan & Environmental Impact Report**

1. Does the Town have sewers and storm drain systems on GIS? Answer: Yes and no... Sewers are on a GIS system mapping; Storm drain system is not on GIS. The sewer GIS system is not accessible to the public and once the project is awarded, the consultants and Town staff will work together on providing access.
2. Would the Town consider a Form Based Code for the Specific Plan? Answer: Currently the Town's Development Code is not Form Based, so this would be a learning curve for the Town Council, Planning Commission and community. However, the Town would not rule out the possibility of integrating a Specific Plan in a Form Base.
3. There is an inconsistency in the RFP regarding the timeline of the project. It is anticipated that this project will take 18 months to complete, from the award of the contract to Town Council approval of the EIR and Specific Plan.
4. The Village Corridor Enhancement Plan is available on the Town's website [www.applevalley.org](http://www.applevalley.org) under the Services/Planning Division tabs.
5. As shown on the Town's website under the Businesses/RFP's and Contracts tabs, the Deadline for the RFP has been extended to **May 28, 2020 at 4:00 p.m.** due to the delays impacted by the COVID-19 pandemic.
6. The number of copies outlined in the RFP have not changed.
  - 10 copies of the preferred land use alternative
  - Up to 20 copies of the Administrative Draft Specific Plan & EIR
  - Up to 20 copies of the Final Specific Plan & EIR
  - One electronic copy of the preferred land use alternative, Admin. Drafts of the SP and EIR and the Final Specific Plan and EIR
  - Graphics must be mounted on foam boards for presentation
  - Maps must be in GIS format.
7. No other materials except for the Village Corridor Enhancement Plan have been prepared for the PBID.
8. Direct rates and overhead rates are not required for sub-consultants.
9. The consultant shall prepare a separate report for the Town and PBID on the existing settings and community issues.
10. The PBID has not considered funding mechanisms beyond the PBID assessment for the improvements in the Village.