

Date of Issuance: November 3, 2020

Addendum No. 1 Keiser Park Master Plan Update and Preliminary Site Designs for Aquatics Complex and Gym / Community Center

To All Responding Teams:

The following is a summary of questions and responses received to-date:

- **Do you already have an Advisory Committee for this project?**
 - We anticipate using our Parks and Recreation Commission as the Advisory Committee. There will not be a separate committee to work with other than the Commission staff.

- **Can you estimate (ballpark) the number of stakeholders?**
 - We anticipate 10-15 key stakeholders for this project. We expect that some stakeholders could mean multiple people. For example: Windsor Unified School District is a stakeholder, but this will probably mean the High School Principal, the Superintendent and the High School Athletic Director.

- **Do you anticipate the lead to be a building architect or a landscape/land use architect?**
 - Our main focus of this project is to refine and maximize the usage of the park including the possible park expansion. This will include a pool and community center complex in some capacity, and we expect to have basic building elevations and general building features as a result. These will give the community and Town Council something to visualize and help move the project forward as we continue discussions with partners and funding opportunities. The detailed design of the buildings will come at a later date. We anticipate the lead firm will be strong in community outreach, land use and park development.

- **Can you share the list of interested firms to help collaborations form?**
 - We have posted the list of firms who have requested the complete RFP on our project website: www.townofwindsor.com/keiserparkupdate . We will update it weekly as new information comes in.

- **How do you expect outreach to work with potential COVID impacts?**
 - We expect community outreach will not begin until summer of 2021 and we cannot anticipate what tier Sonoma County will be at that time. We expect any community outreach plan to be in-line with the current protocols based on the State of California and Sonoma County Health Officer.

- **Is the Town focused on minimizing the CEQA impacts or is the Town open to making amendments to the CEQA documentation?**
 - While it is preferred to minimize the changes or tiering needed to meet the CEQA requirements, this is not a goal of the project. We want to create the best design for the community and will need to tier CEQA as necessary to ensure the project is in compliance.

- **Are teams and/or team members precluded from future phases (construction documents) of this project?**
 - We will go through a formal bidding process for the construction drawings and documents. We anticipate that all who are qualified will be eligible to participate.

- **For CEQA, as the lead agency, do you want any kind of VMT analysis?**
 - Yes, Vehicles Miles Traveled (VMT) analysis may be required as part of the CEQA review required for the Master Plan Update.
 - All three relevant environmental documents have been uploaded to www.townofwindsor.com/keiserparkupdate:
 - 2008 Environmental Impact Report (EIR) for the Keiser Park Master Plan
 - 2017 Initial Study and Mitigated Negative Declaration (IS-MND) for the 2030 Parks and Recreation Master Plan
 - 2018 EIR for the 2040 General Plan

- **The objectives list identification of recommended locations for new facilities. Is this looking at alternative locations for the aquatics complex and community/recreation center or is this looking to site other to be determined recreation amenities? Is that to focus on Town-owned parcels, vacant/undeveloped parcels, specific Town-identified parcels, or a general review of opportunity sites?**
 - The intention of this objective is to consider alternative locations within Keiser Park, with the understanding that the Town is working on acquiring adjacent property to expand the park footprint. The overall goal is to create the best park layout given the new park footprint. The placement of the facilities may be in line with the current park master plan or it could change based on new acreage added. We want to consider all the options within the park.

- **If awarded the project, will there be an opportunity to discuss the provisions in the Towns standard Professional Services Agreement language?**
 - The Town will work with the selected Consultant team to negotiate the terms of an agreement which meets the Town and Consultants interests. The agreement language shown in Exhibit A is the Town standard.