



Date: June 12, 2023
To: Potential Respondents
From: Hanson Hom, Deputy Manager, Special Project
Subject: Addendum to Request for Proposals for Nexus Study and Financial Feasibility Analysis

This addendum supplements the Request for Proposals issued on July 28, 2023, and responds to questions raised by potential proposers.

Since completion of the last nexus study in 2019, what updates have occurred to the project list and cost estimates for capital improvement projects that are included with the impact fees?

Since 2019 when the water capacity, parks and trails, public facilities, transportation, and storm drainage impact fees were adopted, the City has completed major updates to the Capital Improvement Program and several infrastructure master plans as listed in Attachment A of the Request for Proposals:

- 10-year Capital Improvement Program - 2020
- 2-year Capital Improvement Program - 2022
- Water System Master Plan – 2022
- Recreation and Open Space Master Plan – 2023

As part of the update to the Ravenswood Business District/4 Corners TOD Specific Plan and EIR, two studies were completed earlier this year to evaluate the infrastructures impacts of two scenarios that would significantly increase the office/R&D development capacity within the Specific Plan area:

- Transportation Impact Analysis – 2023
- Utilities Impact Analysis – 2023 (covers water, storm drainage, and sanitary sewer)

Additionally, pertaining to the optional task to include the sanitary sewer system in the nexus study, a Sanitary Sewer Capital Improvement and Operation Plan was completed in 2022 for the City's LAFCO application to assume management of the sanitary sewer system.

What is considered a possible conflict of interest?

Proposers may have a conflict of interest if they have a current professional services contract with an organization (not including the City) that is active in East Palo Alto, or with a developer or property owner that is in active discussions with the City on a development proposal located within East Palo Alto. This business relationship shall be disclosed in your proposal. A conflict of interest may not be present if, although a firm may have a current consultant contract with an organization or developer, the contract does not affect or pertain to the City of East Palo Alto and is not related to the scope of work in this RFP.