



ADDENDUM NO. 1

May 23, 2022

Request for Proposal

Former Sonoma Developmental Center
15000 Arnold Drive
Eldridge, CA 95431

(RFP No. AMB 2022-05-17)

The May 17, 2022, Request for Proposal (RFP) is hereby amended as specified below. All other aspects of the RFP remain unchanged.

If you have any questions, please email Gerald.McLaughlin@dgs.ca.gov.

AMENDMENTS

RFP Questions and Answers (beginning on page 15 of 28):

The following revision is made to the first and second paragraphs under the section entitled "RFP Questions and Answers" on page 15:

Strike:

~~All questions regarding this RFP shall be emailed and addressed as follows:~~

~~To: Gerald.McLaughlin@dgs.ca.gov~~

~~Subject: RFP No. AMB 2022-05-17~~

~~Body: Question(s)~~

Insert:

"All questions regarding this RFP sent via US mail, courier, or email shall be addressed as follows:

Email:

To: Gerald.McLaughlin@dgs.ca.gov

Subject: RFP No. AMB 2022-05-17

Body: Question(s)

US Mail or Courier:
 RFP No. AMB – 2022-05-17
 Gerald McLaughlin, Project Manager
 Asset Enhancement
 Asset Management Branch
 Department of General Services
 707 3rd Street, 5th Floor MS-501
 West Sacramento, CA 95605"

RFP Schedule (beginning on page 15 of 28):

The RFP Schedule is deleted in its entirety and replaced with the following RFP Schedule to address Memorial Day:

Activity	Date
Release of Request for Proposals	May 17, 2022
Tour Attendance Email Due	May 31, 2022
Non-mandatory, Self-guided Site Tour	June 6, 2022, 1:00pm to 5:00 pm Pacific Time
RFP Questions Deadline	June 13, 2022
State Response to RFP Questions	June 20, 2022
RFP Submittal Deadline	July 15, 2022, 4:00pm Pacific Time
End of Proposal Review	Friday July 29, 2022
Begin Respondent Interviews	Week of August 1, 2022
Announce Selected Buyer	August 15, 2022
Exclusive Negotiation Agreement Executed	September 15, 2022

Exhibit 1, State Documents and Materials (beginning on page 25 of 28):

Exhibit 1, State Documents and Materials is amended as follows:

"State Documents and Materials:

Send an email to Gerald.McLaughlin@dgs.ca.gov to request the following documents:

1. Phase I Environmental Site Assessment (URS, 2016)
2. Existing Conditions Report and Appendices (WRT, 2018), including:
 - a. Preliminary Geologic Hazard Report

- b. Hydrology and Site Infrastructure
 - c. Natural and Recreational Resources
 - d. Limited Phase II Site Investigation Report
 - e. Mobility Assessment
 - f. Building System Assessment
 - g. Structural Condition Assessment and Checklists
 - h. Building Hazardous Materials Assessment
3. Historic Resource Inventory and Evaluation Report (JRP, 2019)
 4. Documentation of the Sonoma State Home Historic District to HABS/HAER Standards (JRP, 2020)
 5. Phase II HazMat Buildings (Asbestos, Lead Paint, Copper/Lead in Water, Universal Wastes)
 6. Phase II Environmental Site Assessment: UST/AST
 7. Tank Decommissioning Closure Report (ERRG, 2021)
 8. Structural Assessment of Main PEC building (ZFA, 2021)
 9. Arborist Tree Survey (ECORPS, 2021)
 10. Reservoir Inundation (Wood Rogers, 2018)
 11. Reservoir Emergency Action Plans (Wood Rogers, 2021)
 12. Water Distribution and Sewer Assessments (Wood Rogers, 2021)
 13. SDC Utility Sheets"