



CITY OF FORT BRAGG

Addendum #1 to Request for Proposals for Sea Level Rise, Tsunami Hazards, and Erosion Resilience Strategy for Noyo Harbor

The City of Fort Bragg and Mendocino County are soliciting proposals from qualified firms or individuals to develop: 1) a County-wide Sea Level Rise Resiliency Strategy; and 2) Site Specific Sea Level Rise Analysis within Noyo Harbor. Responses to written questions timely received by City of Fort Bragg are provided below; County responses are included as Attachment A.

1. Will proposals be evaluated independently?

Response: Proposals will be evaluated by a review team that includes representatives from Mendocino County, City of Fort Bragg, Noyo Harbor District, and California Sea Grant. Consultants are encouraged to submit joint proposals with separate deliverables and budgets. Separate contracts will be executed by the County and City in accordance with procurement practices and grant terms of each organization.

2. Can the City please clarify what is required of the “rate of services” in Section A?

Response: RFP Section A (page 7) describes contents of Firm Description. Please see Section F for contents of budget and schedule of charges:

Provide a “Not to Exceed” project budget that details hours and personnel by task. Include also all travel reimbursement and other costs by task. For components for which it is difficult to define the scope of work (such as consultation with resource agencies and response to comments), please provide an hourly rate only.

3. Can the City provide a visual showing the study area boundary?

Response: Please see page 2 of RFP.

4. ***Can the City provide guidance on what portion of the CCC grant award (\$898,900) is anticipated for this Resilience Strategy (versus other aspects of the BEVRI Plan, e.g., parcel inventory, harbor conditions assessment; and aquaculture feasibility assessment)? How much of the \$898,900 that the City of Fort Bragg received allocated to this RFP?***

Response: Proposals should include two separate budgets: 1) Mendocino County Scope of Work; and 2) City of Fort Bragg Scope of Work. The City has not identified what portion of the CCC grant will be allocated for this analysis, and anticipates there will be efficiencies and cost savings by working in partnership with the County.

5. ***Can the City specify what GIS mapping data exists for the Noyo Harbor? Task 1 requests that the consultant synthesize existing resources to develop a baseline understanding, and it would be helpful to know what GIS mapping data is available, e.g., existing infrastructure, habitat and ecosystems, etc.***

Response: The Noyo Harbor District is located within unincorporated Mendocino County. Please see County's written response #6 for list of GIS data. Please note that new GIS information within harbor is being generated to support other components of the BEVRI Plan, which will be accessible to Consultant.

6. ***Can the City provide a Community Engagement Plan (CEP) referenced in Task 2?***

Response: Link to CEP: <https://noyooceancollective.org/cep/>

7. ***Can the City clarify the consultant's role in the public workshop referenced in Task 2?***

Response: City staff will be responsible for advertising, providing venue with audio/visual support, and Consultant support during the public outreach event. The consultant's primary role is to support staff and volunteer outreach team understanding of issues and to create outreach materials for staff and volunteers to help relay technical information through a variety of methods described in the project's Community Engagement Plan (CEP). Link to CEP: <https://noyooceancollective.org/cep/>

8. ***For the SLR analysis there is reference to a bathtub model (NOAA) and USGS CoSMoS which has not yet been fully released. Given shortcomings in past CoSMoS models and possible delays in delivering the Mendocino Coast, particularly in site constrained areas such as Noyo Harbor, has the County/City considered any additional alternative data sets or an***

evaluation of the new modeling data before using it and is there any budget for that?

Response: It is possible that the USGS CoSMoS storm modeling results could be released later than anticipated and would thus not work with our timeline. In this case, we ask that Consultants propose alternative methods for analyzing the hydrology, wave energy, and groundwater of Noyo Harbor, seeing as it is a low-lying area. This may include interviews with public works, the harbormaster, and property owners to gain historical understanding of high impact areas. There is no additional budget, but, as part of the analysis, Consultants shall identify where additional funds and/or coastal monitoring can help with understanding current and future hazards.

9. Does the BEVRI include any additional SLR modeling at the site level or is there potential to suggest some additional site-specific modeling and is there any additional budget for that? If not does the County/City have a plan for which data sets to use?

Response: As part of the BEVRI Plan, we would like to see site-specific analyses of the compounded effects of sea level rise on wave energy, groundwater intrusion, wave history and water level variations, and cliff erosion. Other areas of interest are impacts to public access boundaries, social vulnerabilities, loss of coastal habitat and ecosystems, and overlapping overland flooding. These tools include the USGS CoSMoS coastal storm prediction tool, the NOAA Coastal Flooding Mapper, using the USGS shoreline product to measure wave height and activity to assess cliff and beach erosion, and the USGS groundwater tool. Consultant shall also identify any areas for additional analysis based on our local context.

10. The RFP mentions the BEVRI effort and mentions economic conditions. Is there any specific economic analysis or documentation required under this scope of work?

Response: No.

11. Under section H. Insurance in the RFP (page 8) there is mention of Section 5.0 of Attachment 1, however there is no Attachment 1. Please advise.

Response: Standard Professional Agreement and Grant Agreement #LCP 22-07 are provided here: <https://www.city.fortbragg.com/Home/Components/RFP/RFP/81/272>

12. Will the policy document include policy suggestions for the Land Use Plan (LUP) as well as suggested updated regulations for the Implementation Plan (IP)?

Response: Consultant shall draft policy recommendations based on findings of SLR, tsunami and erosion impacts due to increased wave activity. These recommendations will be compiled with various other policy recommendations and findings from BEVRI Plan, which will be presented to the public and decision makers for input. The City's Local Coastal Program update will occur as a separate activity/deliverable during year three of the CCC grant, informed by the BEVRI process.

13. What specific sections of the Land Use Plan are expected to be updated?

Response: The City will update several sections as related to sea level rise, tsunami and erosion issues within Harbor District (HD) designation, including, but not limited to: Land Use Element, Circulation Element, Safety Element.

14. What specific sections of the Implementation Plan are expected to be updated?

Response: The City will update several sections as related to sea level rise, tsunami and erosion issues within Harbor District (HD) designation, including, but not limited to: Chapter 17.24: Industrial Zoning Districts; Chapter 17.50: Land and Marine Resource Protection; Chapter 17.54: Hazards and Shoreline/Bluff Development.



Attachment 1
COUNTY OF MENDOCINO
Planning & Building Services

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COUNTY OF MENDOCINO ♦ REQUEST FOR PROPOSAL
ADDENDUM No. 1

SEA LEVEL RISE RESILIENCE STRATEGY
FOR LOCAL COASTAL PROGRAM UPDATE

RFP No.	018-24
Addendum Issue Date:	May 8, 2024
RFP Issue Date:	April 23, 2024
RFP Submission Deadline:	May 23, 2024 - 2:00 pm

GENERAL RFP CLARIFICATION PROVIDED TO ALL VENDORS AND POTENTIAL PROPOSERS:

The County **highly recommends** that Consultants review the City of Fort Bragg's Request for Proposals- Sea Level Rise, Tsunami Hazards, and Erosion Resilience Strategy for Noyo Harbor and any associated Addendums in addition to the County's Addendum at the following web address:

<https://www.city.fortbragg.com/Home/Components/RFP/RFP/81/272>.

This is also reflected as Attachment A to this Addendum.

VENDOR INQUIRIES/MENDOCINO COUNTY RESPONSES

- Vendor Inquiry:** In paragraph five of the Background Information section (pg. 10), there is mention that "The County will complete updates to its LCP, including but not limited to the following: updating the background and policies in various sections, updating studies references in the LCP, updating land use maps, **completing environmental review consistent with the California Environmental Quality Act**, incorporating comments from the Coastal Commission and public, and updating the Coastal Zoning Code." We are hoping to clarify that mention of CEQA-consistent environmental review in the Background Information is describing planned County activities and that the consultant will not be expected to include CEQA review for any of the tasks described in the RFP?

County of Mendocino Response/Clarification: The County will be performing CEQA analysis on the LCP once it is completed, similar to what is done during a General Plan Update. The Environmental Review (CEQA Analysis), which could be an EIR, will be performed subsequent to all the background studies and will be part of the overall update, under a separate grant and likely under a separate RFP for environmental consultant services.

2. **Vendor Inquiry:** Can the County please clarify the proposal sections required? The sections detailed in XII. Proposal Format and Content do not match the sections detailed in Attachment B – Proposal Check List/Table of Contents. Which order/organization of sections does the County prefer?

County of Mendocino Response/Clarification: The County requires the inclusion of Attachment B with any RFP submittal; however, the order may be changed as long as the corresponding pages are listed on the cover sheet and correctly denote the contents. It is also acceptable to include additional items, which again, must be listed in Attachment with the corresponding page numbers.

3. **Vendor Inquiry:** If proposals shall follow the order of the Attachment B checklist, should consultants include staff qualifications in the Company Background and Experience section?

County of Mendocino Response/Clarification: The County requires the staff experience, which may be included together with the company background and experience as listed in Attachment B, which states, “Company Background and Experience (including staff resumes)”. The qualifications and experience may also be listed separately if added to the Proposal Checklist and all pages are numbered accordingly.

4. **Vendor Inquiry:** XII. Proposal Format and Content includes two sections (D and H) addressing the qualifications and experience of key personnel. Does the County require both of these as separate sections?
- a. D. A description of the experience/qualifications of all persons who may perform services under contract, including staff resumes that cover all experience and educational background. All personal information provided will be maintained in confidence as allowed by law.
 - b. H. A list of key personnel, including full name, position, licenses or degrees held and a brief summary of relevant experience as related to proposed services; organization chart; list of Board of Directors (if applicable); licenses (where appropriate).

County of Mendocino Response/Clarification: As noted previously, the County does not require separate sections, as long as all information is accurately represented on the Proposal Checklist with the corresponding page numbers. For instance, in Section XII, C, D, and H all reference staff qualifications, contractor experience, resumes, key personnel, organizational charts, etc. which may be combined into one larger section as listed on the Checklist or separate, as long as page numbers and references are correct.

5. **Vendor Inquiry:** Can the County confirm the consultant budget for this project? The RFP states a grant award of \$342,736.00 for this project. Does the County have additional funding sources to support the tasks required?

County of Mendocino Response/Clarification: The total grant award is \$342,736 and consultant total expenses are budgeted at \$277,749. The County is not proposing any additional funds to complete the project at this time.

6. **Vendor Inquiry:** Can the County specify what GIS mapping data exists at the county scale? Task 1 requests that the consultant synthesize existing resources to develop a baseline understanding of the Mendocino County Coast, and it would be helpful to know what GIS mapping data is available, e.g., existing infrastructure, habitat and ecosystems, etc.

County of Mendocino Response/Clarification: The County currently has GIS data in the following datasets only:

- a. Assessor's Parcels
- b. Roads (public & private)
- c. Water District Boundaries
- d. Sanitation District Boundaries
- e. Bishop Pine extents
- f. Mendocino Cypress Woodlands (pygmy)
- g. California Aquatic Resources Inventory (CARI) streams and wetlands
- h. Coastal Groundwater Resource Areas
- i. Public Facilities
- j. FRAP Fire Data (fire hazard zones & fire responsibility areas)
- k. Highly Scenic & Tree Removal Areas
- l. State Farmland Classifications
- m. Zoning & Land Use
- n. Point Arena Mountain Beaver estimated range
- o. Other assorted semi-restricted data sets that would be available through original sources, like CNDDDB and CDFW salmonid data.
- p. Local Coastal Program mapping including Habitat and Resources Maps and Land Capabilities/Natural Hazards.

7. **Vendor Inquiry:** Can the County clarify the deliverables in Task 3? There is no discussion of baseline policies, yet the Task 3 deliverables include "Draft SLR Baseline policies; Locally adopted Sea Level Rise Baseline policies; Submission of LCP Amendment package to Coastal Commission with Locally Adopted Sea Level Rise Baseline policies." Additionally, there are multiple deliverables that appear redundant: Draft Sea Level Rise Analysis Risk Assessment and Draft SLR Analysis and Risk Assessment Memorandum as well as Final Sea Level Rise Analysis Risk Assessment and Final SLR Analysis and Risk Assessment Memorandum.

County of Mendocino Response/Clarification: The County currently does not have Sea Level Rise policies in its Coastal Element of the General Plan. Under the County's grant award from the California Coastal Commission Task 3.1 of the grant agreement requires Mendocino County to prepare an update to the Local Coastal Plan Section 3.4 Hazards Management and any other relevant sections to include, at minimum, the baseline sea level rise policies of the type described by the [Local Government Sea Level Rise Working Group](#). The consultant would be expected to review the baseline sea level rise policies to provide recommendations to County staff and provide technical support as may be required in drafting those baseline policies. County staff would submit the baseline sea level rise policies to the Coastal Commission for review, conduct the required public hearings with the Planning Commission and Board of Supervisors, and complete the submission of the LCP Amendment package to the Coastal Commission. As to the redundant deliverables, you are correct that they are one in the same. One draft and one final are expected of the SLR Analysis and Risk Assessment memorandum.

8. **Vendor Inquiry:** For the SLR analysis there is reference to a bathtub model (NOAA) and USGS CoSMoS which has not yet been fully released. Given shortcomings in past CoSMoS models and possible delays in delivering the Mendocino Coast, particularly in site constrained areas such as Noyo Harbor, has the County/City considered any additional alternative data sets or an evaluation of the new modeling data before using it and is there any budget for that?

County of Mendocino Response/Clarification: The County does not currently have any additional budget related to the tasks or scope of work. The County would welcome recommendations for consideration such that we may be able to seek additional funding. In general, the consultant should utilize the Coastal Commission's Sea level Rise Policy Guidance documents and follow the best practices and best science available during the analysis and risk assessment.

9. **Vendor Inquiry:** Does the BEVRI include any additional SLR modeling at the site level or is there potential to suggest some additional site-specific modeling and is there any additional budget for that? If not does the County/City have a plan for which data sets to use?

County of Mendocino Response/Clarification: The County does not currently have additional budget for any portion of the Sea Level Rise Resiliency Strategy document. The existing data sets are listed above in question # 6; however, the County would expect that a qualified consultant would suggest any specific areas where additional site-specific modeling could be necessary, and the County can explore additional funding as may be necessary to conduct that site-specific modeling.

10. **Vendor Inquiry:** The grant funding also includes funding for environmental review. What specifically will the EIR address? It is our understanding that LCP Amendments are exempt for CEQA per section 15265.

County of Mendocino Response/Clarification: As noted above in question #1, the County will be performing CEQA analysis on the LCP once it is completed, similar to what is done during a General Plan Update. The Environmental Review (CEQA Analysis), which could be an EIR, will be performed subsequent to all the background studies and will be part of the overall update, under a separate grant and likely under a separate RFP for environmental consultant services. The funding for the required CEQA analysis is under separate grant from the grant funding for this Sea Level Rise work. The County understands that LCP Amendments are exempt from CEQA; however, the conclusions made in an EIR assist the County in preparation and submittal of the overall comprehensive Local Coastal Program update.

11. **Vendor Inquiry:** What specific sections of the Land Use Plan are expected to be updated?

County of Mendocino Response/Clarification: The County will complete updates within the Coastal Element including, but not limited to the following: Hazards Management Element (currently Chapter 3.4), Appendix 3 (Geotechnical Evaluation Requirements), potential background information in various other chapters regarding locating and planning new development, updated references to pertinent studies and update of the land use maps.

12. **Vendor Inquiry:** What specific sections of the Implementation Plan are expected to be updated?

County of Mendocino Response/Clarification: The County expects to update portions of the Implementation Plan related to climate change to better address coastal resiliency. Primarily updates are expected to Coastal Zoning Code Chapter 20.500 (Hazard Areas) and Section 20.532.070 (Geologic Hazards – Evaluation and Supplemental Application Information). Other areas may be updated depending on if deemed appropriate based upon technical work completed by consultants.

13. **Vendor Inquiry:** The General Terms and Conditions, Section 3 references a bond. Is a bond required under this contract?

County of Mendocino Response/Clarification: The language contained in the example agreement is the County's boilerplate agreement. This information can be subject to change in working with the selected contractor, however the County typically initiates the contract review with the standard boilerplate and does not require a bond so long as all proper insurance requirements and indemnification requirements are met.

ALL OTHER SPECIFICATIONS REMAIN IN FULL FORCE AND EFFECT.

Acknowledgment of receipt of this addendum is required to be included in your proposal. You may indicate such inclusion in narrative form within your proposal or by attaching a copy this addendum to your proposal.

Any questions or concerns regarding this matter should be directed to Adrienne Thompson, Administrative Services Manager II, at the email address below:

thompsa@mendocinocounty.gov