



**TAHOE CITY FIREHOUSE PROPERTIES  
REQUEST FOR INFORMATION (RFI)  
ADDENDUM #1**



**DEPARTMENT OF PUBLIC WORKS AND FACILITIES**

**Re-Use Development Opportunity  
Tahoe City, California – Lake Tahoe**

**Original RFI Release Date: November 1, 2017  
Addendum Release Date: December 1, 2017**

**Placer County RFI**  
**to Develop Tahoe City Firehouse Properties**

# **ADDENDUM # 1**

## **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>1.0 REVISED TENTATIVE RFI DATES.....</b>	<b>3</b>
<b>2.0 QUESTIONS ASKED .....</b>	<b>4</b>
<b>3.0 WEST COMMONS BEACH ALTERNATIVES ANALYSIS.....</b>	<b>4</b>

### **RELATED DOCUMENTS**

1. Accessibility & Condition Reports
2. Charrette Sketches
3. Community Outreach
4. Miscellaneous
5. Photos
6. Plans and Exhibits
7. West Commons Beach Alternatives Analysis (Part of Addendum #1)

## Tahoe City Firehouse Property RFI Addendum #1

### 1.0 REVISED TENTATIVE RFI DATES:

The following represents the schedule for this RFI:

Original Release of RFI	November 1, 2017	
Open House #1	November 21, 2017	10:00am - 2:00pm
Open House #2	November 29, 2017	10:00am - 2:00pm
Open House #3	January 19, 2018	10:00am - 2:00pm
Deadline for Questions	February 14, 2018	5:00pm
Responses Due	February 28, 2018	5:00pm

Open House visits take place at the property, 300 and 380 North Lake Blvd., Tahoe City and each will offer the same information and access. Attendance is strictly voluntary, and respondents do not need to attend to be eligible to submit a response to this RFI.

### 2.0 QUESTIONS ASKED:

1. QUESTION: Why did the County include the charrette sketches from 9/21/17?  
ANSWER: The charrette sketches were included to provide graphic interpretation of community input and to garner interest in the project. The County does not endorse any of the sketches as the perfect solution for re-use of this property.
2. QUESTION: Why did the County choose to leave out the sketches that were created as part of the 2011 West Commons Beach Alternatives Analysis?  
ANSWER: The County was trying to keep the information short and concise but we are more than happy to share these designs. Please see #3 below and check on the County's website to see larger images.
3. QUESTION: Will prevailing wage be a project requirement?  
ANSWER: It depends on the circumstances, and it depends on how much, if any, the County contributes to the project as to whether or not there would be a requirement to pay prevailing wage for any construction activities. This is a complicated question that will require legal advice on both sides at the time an agreement is being negotiated.
4. QUESTION: Is the County willing to accept a letter of interest for just the firehouse?  
ANSWER: We are looking to maximize the re-use opportunity for the property however we will accept and consider a letter of interest for just the firehouse portion of the Tahoe City Firehouse Properties or just the Tahoe Community Center and Visitor Center portion of the property. It would be important however to demonstrate how the two separate uses would be compatible and/or complimentary to one another.
5. QUESTION: What is the difference between a Request for Information (RFI) and a Request for Proposal (RFP) and why did the County pursue the RFI path?  
ANSWER: An RFI is a much less burdensome process than an RFP, and is a more conceptual approach. The desired outcome of this RFI is to receive tangible and feasible project ideas, concepts, uses and approach. It will also provide the County with information about the respondents to understand the expertise, knowledge and capacity of the project team to carry out the project. An RFP can be costly and time consuming for submitters to prepare and typically include design drawings, construction estimates, detailed schedules, regulatory process overview, business terms and

financing, etc. Depending on the results of this RFI, the County may need to go to the more formal RFP format; however the County may also enter into an Exclusive Right to Negotiate Agreement with a single respondent or party. For this reason, we are also seeking proposed lease terms to assist the County in understanding the business relationship between the County and the party that will ultimately lease the property.

6. QUESTION: Who will be reviewing the RFI submittals?

ANSWER: The County will be pulling together a team comprised of County staff and non-County individuals who recognize the unique nature of Tahoe City and the region and who have experience, interest, perspective and a commitment for re-use of the Tahoe City Firehouse Properties for community benefit now and in the future.

### 3.0 WEST COMMONS BEACH ALTERNATIVES ANALYSIS:

In 2011, a community process called the West Commons Beach Alternatives Analysis was conducted to determine potential future uses for the Tahoe City Firehouse Properties. The project goals from this study were very similar to the goals of this current project. At the time, the Tahoe Basin Area Plan and plans for the Tahoe Wye were not complete and the economy was still in a recovery mode so the process was not completed. However plenty of great ideas were shared and rendered. Please see the Placer County website for larger images of the four top ideas from 2011; Fountain of the Lake Welcome Plaza, the Community Center Plus, the Tahoe Experience Pavilions, and The Hydrarium.



Fountains of the Lake Welcome Plaza



Community Center Plus



Tahoe Experience Pavilions



The Hydrarium