

Addendum –

HHSA Campus EIR Project: Questions Received

1. **LEED Certification Desired?** Yes, Gold
2. **Can you provide additional detail on the Project Description and Phasing?**
See previous Question # 14 and additional project information on the website.
3. **Would the use of an architect (historic/landscape/other) on the EIR team preclude them from responding to the RFP for Architectural Services?** Yes, we think that being selected as part of the EIR team would preclude a firm from being selected as part of the Master Architect team. However the County reserves the right to require the Master Architect team to retain the services of a qualified historic preservation architect if necessary, and may require them to use the services of a firm on the EIR team if deemed appropriate in the future.
4. **Do existing Public Health Services involve bio-hazards or toxics and will health risks need to be assessed?** There is not a laboratory facility on site that generates toxic air emissions and there are no significant biohazards to be aware of. But the site is very close to a freeway and contains sensitive land uses (e.g. a therapeutic childcare center).
5. **Can you provide any additional detail regarding the extent of public outreach and involvement envisioned for the Project?** The overall public outreach effort that will be needed has not been fully defined at this point. Proposals may identify one outreach task for the EIR and then indicate additional outreach as an “optional task.” (See the earlier Q&A.)
6. **Is the HHSA Campus site activity of a seasonal nature?** No, it is year-around.
7. **Local Vendor Preference: Can you provide any additional information on how this will be considered?** Please see the Board’s local vendor policy for specifics. We intend to select an EIR Consultant based upon the merits of the proposals received.
8. **Would the State Architects Office be involved?** No, it does not appear likely at this time.
9. **Would a lead or asbestos survey be required?** If a survey is required, it will be done by the design team, not by the EIR consultant.
10. **Would consistency with the Napa County Climate Action Plan(CAP), which is currently under consideration, be required?** The County’s proposed climate action plan applies to the unincorporated County, and would therefore not apply to the project site. The issues of GHG emissions will have to be addressed in the EIR however, and the EIR may discuss the County’s climate action plan, the City’s efforts to develop a plan, BAAQMD guidelines, etc.
11. **Should we assume that photo simulations are desired or will they be covered by the Master Architect?** Yes, proposals should include all EIR illustrations.
12. **Has a Phase I Environmental Site Assessment or Geo-Tech Study been completed?** No, but any studies conducted will be done by the design team, not the EIR consultant.
13. **Staff Availability for Questions After Consultant Briefing:** No.(see p.12 Item 16 in the RFP)
14. **Traffic and Parking: Has there been any City input to date on Traffic?** County staff had a very preliminary discussion with City staff, but consultants should assume that more specific

consultation about the intersections that should be included in the analysis will have to be done. Consultants should also consult the City's transportation analysis guidelines.

15. Has there been any parking surveys/analysis re: demand? This will be needed as part of the EIR team's work.

16. How many public hearings/meetings before the Board of Supervisors and Planning Commission should be anticipated? Not fully known yet, but OK to just go with an assumption for the EIR, such as 2-Board and 2-PC, or other.

17. Does the 20 Page Limit include the Cover Letter? No ...the Budget/Resumes? Yes

18. Can we suggest options to the 50 copies of the Draft and Final EIR? Yes
