



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**Malibu Middle and High School Campus Master Plan Project
Environmental Consultant Services RFQ/P
Questions & Answers
October 16, 2019**

- 1) What is the time frame for demolition/construction and full implementation? Would the project be phased or would it be continuous construction?
 - a. **The project will be phased. We project that demolition for the first phase will commence sometime in Fall of 2022, with the last phase ending approximately Summer of 2030.**
- 2) How many buildings would be demolished?
 - a. **A total of 18 buildings will be demolished.**
- 3) Is there an interim housing plan for students?
 - a. **Yes, there is an interim housing plan for students for each phase.**
- 4) Would the master plan increase student capacity at either the Middle School or High School?
 - a. **No, the master plan would not increase capacity at either the Middle School or High School. The MMHS Campus Improvement Plan Final EIR explained that the Project would not increase student capacity and that the current enrollment was 1,235 students (469 at MS and 766 at HS). (FEIR, p. 23.) Therefore, the Master Plan does not increase capacity beyond the existing approved and entitled Project.**
- 5) Has a Coastal Development Permit application been submitted to the City of Malibu? Would this be a new permit or would the project be under the existing CDP and subject to Coastal Commission Oversight rather than City of Malibu?
 - a. **No, a Coastal Development Permit application has not been submitted to the City of Malibu. However, preliminary meetings have taken place with both the City of Malibu and the Coastal Commission. The District expects the City of Malibu to be the permitting agency for the Proposed Project. The Proposed Project would be treated as a new project requiring a new permit.**
- 6) The RFP states that the District has a traffic consultant to review compliance with Title 5 Section 14010(k)(i). Will the traffic consultant be providing a CEQA compliant transportation study or should that be part of the scope and proposal?
 - a. **Environmental Consultant firms responding to the RFP/Q are to include traffic consultant and any other sub-consultants needed as part of their scope and proposal.**
- 7) In either case we would like to know:
 - o What metric will the District be using to determine transportation related impacts – VMT or LOS?
 - a. **Environmental Consultant to recommend the most appropriate metric for the proposed project.**
 - o Will a parking analysis need to be conducted
 - a. **Yes, a parking analysis would need to be conducted.**
 - o Should a new traffic control plan be included as part of the EIR if the analysis warrants a plan
 - (i.e., proscriptions for drop-off/pick-up procedures)
 - a. **Yes, a traffic control plan should be included as part of the EIR if the analysis warrants a plan.**

- Should the traffic study include a student pedestrian safety analysis?
 - a. **Yes, the traffic study should include a student pedestrian safety analysis.**
- 8) Does the proposed Master Plan involve construction on currently undeveloped areas of the campus or open space?
 - a. **Yes, the proposed Master Plan will likely include the addition of a small parking lot with approximately 14 parking stalls that is currently undeveloped, district-owned land. This small parking lot would be located at the back of the campus behind the athletic fields, directly adjacent to the Clover Heights cul-de-sac.**
 - 9) The RFP states that the District's historic resources specialist will provide a determination on the significance of the campus' buildings, later the RFP states that the consultant shall "Determine significant impacts to archaeological and/or historical resources." Should the proposal include a cost/scope for an archeological survey of the site in accordance with the City of Malibu's requirements regarding Cultural Resources?
 - a. **Yes, the proposal should include a cost and scope for an archeological survey of the site in accordance with the City of Malibu's requirements regarding Cultural Resources.**
 - 10) Will the District's architects be providing visual simulations of the Proposed Project for use in the EIR?
 - a. **Yes, the District's architect will provide visual simulations of the Proposed Project for use in the EIR.**
 - 11) Would the project require an upgrade to the existing septic system? Would the District retain an engineer to evaluate the existing system?
 - a. **Yes, the proposed project would require an upgrade to the existing septic system.**
 - a. **Yes, the District will retain an engineer to evaluate the existing system.**
 - 12) For clarification, is this RFP for environmental CEQA services only or must the interested firm be expected to produce the Master Plan as well?
 - a. **Yes, this RFP/Q is for Environmental CEQA services only.**
 - 13) On page 4, Section III.c Project Approach and Firm Capabilities, is the District requesting general qualifications or a specific scope of work? If the former, please confirm if the Cost Proposal shall include an itemized list of tasks or just an hourly rate schedule.
 - a. **District is requesting a specific scope of work as per "Exhibit A – Services" attached to the issued RFQ/P. Cost proposal to include a detailed cost for the requested scope of work defined in "Exhibit A – Services (attached and amended as "Addendum #1").**
 - 14) Does the 18 single-sided page limit include the cover page?
 - a. **No. The cover page and any table of contents are not included in the page limit.**
 - 15) There is some overlap in the recent experience information requested on page 4, Section III.b Project Team and Section III.c. Minimum Qualifications. Can all information be combined into one section of the proposal? If so, in what section should this information be included?
 - a. **They should not be combined. Minimum qualifications are a threshold and should be addressed in that section. Recent experience will indicate which consultant is most qualified and should be addressed in that section.**
 - 16) On page 4 Section III.c Minimum Qualifications, the District states for proposers to "provide a list of at least two to three projects (regardless of inclusion in the project examples provided on the thumb drive/CD)." Please confirm it is acceptable to discuss two to three projects in the printed version and then list all additional K-14 projects within the past ten years in the CD/thumb drive version.
 - a. **Confirmed.**

- 17) In Exhibit "A" Services, the District mentions they will retain consultants for historic resources, photometric studies, hazards, geotech, and traffic/transportation. Would the selected firm be requested to peer review any of these studies? If so, please confirm which studies should be peer-reviewed.
- a. **Correction, Environmental Consultant firms responding to the RFP/Q are to include historic resources, photometric studies and traffic/transportation sub-consultants needed as part of their scope and proposal. Please refer to Addendum 1 for the revised Exhibit "A" Services.**
- 18) On page 3, section III.a Cover Letter, the header states that the cover letter is limited to one page. The last sentence on page 4 states that it should be no more than two single-sided pages. Can you please clarify the page limitation for the cover letter?
- a. **2 pages is acceptable, but this does not change the overall 18 page limit.**

END OF Q&A RESPONSES

ADDENDUM #1 – Exhibit A - Services
October 16, 2019

Conduct all appropriate research, investigations, sampling, and testing to satisfy the following California Environmental Quality Act ("CEQA") and California Department of Education ("CDE") requirements, including without limitation those listed below, to support an Environmental Impact Report or Negative Declaration on the Project. The scope of services for the consultant shall include, but not be limited to: prepare and submit a draft environmental document; prepare and file all necessary notices; consult and request for comments with responsible agencies, trustee agencies, and other local state or federal agencies; evaluate and respond to public comments; prepare a final environmental document, and if necessary, a mitigation monitoring and reporting program, findings, and statement of overriding considerations. The consultant shall ensure that the environmental document and all associated documents and services satisfy and comply with the following CEQA and CDE requirements:

CEQA Requirements	
Regulation/Code	Description
Project Description	
CEQA Guideline § 15124	Determine project description and develop project objectives.
CEQA Guideline § 15124	Provide design, proposed construction schedule, and proposed operational uses of facilities. (The District's architect will provide these.)
CEQA Guideline §§ 15063; 15064	Coordinate and collaborate with District's architect and environmental, traffic, air quality, and geotechnical consultants to analyze impacts.
CEQA Guideline § 15063	Conduct an Initial Study. <i>(Use CEQA Guidelines, Appendix G at a minimum.)</i>
CEQA Guideline §§ 15063; 15064	Perform relevant impact studies including, but not limited to:
CEQA Guideline §§ 15063; 15064.5	· Update historical resources analysis (The District will retain a historical resource consultant to evaluate potential historical resources.)
CEQA Guideline §§ 15063; 15064	· Traffic and parking study
CEQA Guideline §§ 15063; 15064	· Photometric study for night lighting (The District will retain a photometric consultant.)
CEQA Guideline §§ 15063; 15064	· Shade and shadow modeling
CEQA Guideline §§ 15063; 15064	· Air quality
CEQA Guideline §§ 15063; 15064	· Update Health Risk Assessment
CEQA Guideline §§ 15063; 15064	· Analyze asbestos, lead, PCBs, termiticides, etc. <i>(The District will retain an environmental consultant to conduct the onsite investigation for the presence and need for remediation.)</i>
CEQA Guideline §§ 15063; 15064	· Conduct Geotechnical Study <i>(The District will retain a geotechnical consultant to conduct the onsite investigation and will provide a report.)</i>
CEQA Guideline § 15064	· Determine significant environmental impacts caused by the project
CEQA Guideline § 15064.4	· Greenhouse Gas Emissions evaluation
CEQA Guideline § 15064.5	· Determine significant impacts to archaeological and/or historical resources
CEQA Guideline § 15082	· Send Notice of Preparation to responsible and trustee agencies
CEQA Guideline, Appendix F	· Energy conservation analysis
CEQA Guideline § 15083	Public consultation / scoping (optional) (Two public meetings during the public comment period.)
Ed. Code § 17213(a)(3)	A site that contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, extremely hazardous substances, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood.
CDE Requirements	
Regulation/Code	Description
Ed. Code § 17213 (a)	The school district, as the lead agency, as defined in Section 21067 of the Public Resources Code, determines that the property purchased or to be built upon is not any of the following:
Ed. Code § 17213 (a)(1)	· The site of a current or former hazardous waste disposal site or solid waste disposal site, unless if the site was a former solid waste disposal site, the governing board of the school district concludes that the wastes have been removed. <i>(The District will retain an environmental consultant to investigate and opine on this requirement.)</i>

CEQA Guideline §§ 15063; 15064	· Photometric study for night lighting- <i>(The District will retain a photometric consultant.)</i>
Ed. Code § 17213(a)(2)	· A hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 of the Health and Safety Code for removal or remedial action pursuant to Chapter 6.8 (commencing with Section 25300) of Division 20 of the Health and Safety Code. <i>(The District will retain an environmental consultant to investigate and opine on this requirement.)</i>
Ed. Code § 17213(a)(3)	· A site that contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, extremely hazardous substances, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14010	All districts shall select a school site that provides safety and that supports learning. The following standards shall apply:
5 CCR § 14010(c)	The property line of the site even if it is a joint use agreement as described in subsection (o) of this section shall be at least the following distance from the edge of respective power line easements: (1) 100 feet for 50-133 kV line. (2) 150 feet for 220-230 kV line. (3) 350 feet for 500-550 kV line.
5 CCR § 14010(d)	If the proposed site is within 1,500 feet of a railroad track easement, a safety study shall be done by a competent professional trained in assessing cargo manifests, frequency, speed, and schedule of railroad traffic, grade, curves, type and condition of track need for sound or safety barriers, need for pedestrian and vehicle safeguards at railroad crossings, presence of high pressure gas lines near the tracks that could rupture in the event of a derailment, preparation of an evacuation plan. In addition to the analysis, possible and reasonable mitigation measures must be identified.
5 CCR § 14010(e)	The site shall not be adjacent to a road or freeway that any site-related traffic and sound level studies have determined will have safety problems or sound levels which adversely affect the educational program.
5 CCR § 14010(f)	Pursuant to Ed. Code §§ 17212 and 17212.5, the site shall not contain an active earthquake fault or fault trace. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14010(g)	Pursuant to Ed. Code §§ 17212 and 17212.5, the site is not within an area of flood or dam flood inundation unless the cost of mitigating the flood or inundation impact is reasonable. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14010(h)	The site shall not be located near an above-ground water or fuel storage tank or within 1,500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14010(i)	The site is not subject to moderate to high liquefaction or landslides. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14010(k)	The site shall be easily accessible from arterial roads and shall allow minimum peripheral visibility from the planned driveways in accordance with the Sight Distance Standards established in the "Highway Design Manual," Table 201.1, published by the DOT, July 1, 1990 edition, and incorporated into this section by reference, in toto. <i>(The District's traffic consultant will evaluate and opine on this requirement.)</i>
5 CCR § 14010(l)	The site shall not be on major arterial streets with a heavy traffic pattern as determined by site-related traffic studies including those that require student crossings unless mitigation of traffic hazards and a plan for the safe arrival and departure of students appropriate to the grade level has been provided by city, county or other public agency in accordance with the "School Area Pedestrian Safety" manual published by the California Department of Transportation, 1987 edition, incorporated into this section by reference, in toto. <i>(The District's traffic consultant will evaluate and opine on this requirement.)</i>
5 CCR § 14010(m)	Existing or proposed zoning of the surrounding properties shall be compatible with schools in that it would not pose a potential health or safety risk to students or staff in accordance with Ed. Code § 17213 and Gov. Code § 65402 and available studies of traffic surrounding the site.
5 CCR § 14010(q)	The district shall consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.
5 CCR § 14010(r)	Easements on or adjacent to the site shall not restrict access or building placement.

CEQA Guideline §§ 15063; 15064	· Photometric study for night lighting- <i>(The District will retain a photometric consultant.)</i>
5 CCR § 14010(s)(2)	Site preparation including grading, drainage, demolition, hazardous cleanup, including cleanup of indigenous material such as serpentine rock, and off-site development of streets, curbs, gutters and lights.
5 CCR § 14010(t)	If the proposed site is on or within 2,000 feet of a significant disposal of hazardous waste, the school district shall contact the Department of Toxic Substances Control for a determination of whether the property should be considered a Hazardous Waste Property or Border Zone Property. <i>(The District will retain an environmental consultant to investigate and opine on this requirement.)</i>
5 CCR § 14011(e)	Meet with appropriate local government, recreation, and park authorities to consider possible joint use of the grounds and buildings and to coordinate the design to benefit the intended users as required by Ed. Code § 35275.
5 CCR § 14011(f)	Give written notice to the local planning agency having jurisdiction to review the proposed school site or addition to an existing school site and request a written report from the local planning agency of the investigations and recommendations for each proposed site with respect to conformity with the adopted general plan as required by Public Resources Code § 21151.2 and Gov. Code § 65402.
5 CCR § 14011(g)(1)	Comply with Ed. Code §§ 17212 and 17212.5, with particular emphasis upon an engineering investigation made of the site to preclude locating the school on terrain that may be potentially hazardous. The geological and soils engineering study shall address all of the following:
5 CCR § 14011(g)(1)(A)	- Nature of the site including a discussion of liquefaction, subsidence or expansive soils, slope, stability, dam or flood inundation and street flooding. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14011(g)(1)(B)	- Whether the site is located within a special study zone as defined in Ed. Code § 17212. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14011(g)(1)(C)	- Potential for earthquake or other geological hazard damage. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14011(g)(1)(D)	- Whether the site is situated on or near a pressure ridge, geological fault or fault trace that may rupture during the life of the school building and the student risk factor. <i>(The District will retain a geotechnical consultant to investigate and opine on this requirement.)</i>
5 CCR § 14011(g)(2)	Other studies shall include the following:
5 CCR § 14011(g)(2)(A)	· Population trends
5 CCR § 14011(g)(2)(B)	· Transportation <i>(The District's traffic consultant will provide this study.)</i>
5 CCR § 14011(g)(2)(C)	· Water supply
5 CCR § 14011(g)(2)(D)	· Waste disposal facilities
5 CCR § 14011(g)(2)(E)	· Utilities
5 CCR § 14011(g)(2)(F)	· Traffic hazards <i>(The District's traffic consultant will provide this study.)</i>
5 CCR § 14011(g)(2)(G)	· Surface drainage conditions
5 CCR § 14011(h)	Prepare an environmental impact report, or negative declaration in compliance with the Environmental Quality Act, Public Resources Code, Division 13, (commencing with Section 21000 with particular attention to Section 21151.8). As required by Ed. Code § 17213, the written findings of the environmental impact report or negative declaration must include a statement verifying that the site to be acquired for school purposes is not currently or formerly a hazardous, acutely hazardous substance release, or solid waste disposal site or, if so, that the wastes have been removed. Also, the written findings must state that the site does not contain pipelines which carry hazardous wastes or substances other than a natural gas supply line to that school or neighborhood. If hazardous air emissions are identified, the written findings must state that the health risks do not and will not constitute an actual or potential danger of public health of students or staff. If corrective measures of chronic or accidental hazardous air emissions are required under an existing order by another jurisdiction, the governing board shall make a finding that the emissions have been mitigated prior to occupancy of the school.
5 CCR § 14011(i)	Consult with, or demonstrate that the lead agency, if other than the district preparing the environmental impact report or negative declaration, has consulted with the appropriate city/county agency and with any air pollution control district or air quality management district having jurisdiction, concerning any facilities having hazardous or acutely hazardous air emissions within one-fourth of a mile of the proposed school site as required by Ed. Code § 17213.
5 CCR § 14011(j)	For purposes of Environmental Site Assessment, school districts shall comply with Ed. Code §§ 17210.1, 17213.1, and 17213.2. <i>(The Phase I ESA consultant will provide a report on this.)</i>
5 CCR § 14011(k)	Follow the recommendations of the State Superintendent of Public Instruction report based upon the Department of Transportation, Division of Aeronautics, findings, if the proposed site is within two miles of the center line of an airport runway or proposed runway as required by Ed. Code § 17215.