

Community Facilities District No. 1 (CFD 1) Request for Proposals (RFP)
Responses to Questions-#5
September 29, 2023

1. Does the landscape contractor need to perform weed abatement to both the tree wells and the sidewalks along the outlined streetscape corridors?

Only tree wells. Scope of Service Section A.3.h. requires the control of litter and weeds in the tree wells.

Scope of Service Section C. provides for the Contractor to maintain the hardscape, including weed abatement. However, it states that City sidewalks are not considered hardscape.

Hardscape within Plazas includes pathways and other areas of concrete, brick, pavers, cobblestones or asphalt. Hardscape within Streetscapes includes pavers, cobblestones and decorative concrete. City sidewalks are not considered hardscape.

2. Please list the firms that attended the walkthrough.

Representatives of eight firms attended the walk-through: Aim to Please Janitorial Services, Arborist Now, Forster & Kroeger, Korotkin Associates, Mansfield & Mansfield, RWP, Skylandscape, YADEJS

3. Please explain the basis of the calculation OCII has derived to be the percentage (fee) payable/chargeable by/to the property management team.

The RFP does not specify a specific management fee calculation or percentage. The management fee is to be included in the monthly services. See the footnote on Budget Worksheet Section I:

Assume personnel costs (labor costs, wages, benefits and taxes), administrative costs, and management fee are included in the monthly and annual budgets.

4. What is the rate? Is it fixed and determined by OCII or are we free to charge based upon the standard in the industry?

Refer to the answer to Question 3 above.