

- **The development of the Master Community Relocation Plan will be closely coordinated with the Upland Village Relocation Road Project which is to be funded by the recent \$24.98 million Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant... is this accurate?**

Answer: Yes

- **As a part of the Upland Village Relocation Road Project, a preferred relocation/receiving site has already been selected by the Tribe... is this accurate?**

Answer: Yes, however, with the acquisition of additional properties we will be seeking the advice of the selected contractor to see if there is a preferable location that differs from the selected site.

- **The selected site is within the boundaries of the existing Reservation... is this accurate?**

Answer: The boundaries include reservation and trust land.

- **Is the recently awarded \$6.17 million for the Shoalwater Bay Indian Tribe in Tokeland by the Indian Housing Block Grant (IHBG) Competitive Grant program, or portions thereof, dedicated to the Relocation Project?**

Answer: Yes

- **The awarded \$498,000 Tribal Broadband Connectivity Program (TBCP) grant anticipates provisions for the relocation site... is this accurate?**

Answer: Yes, the broadband will extend services to the bottom of the hill that leads to the relocation site.

- **Task 6.08 Land Use Zoning and Coding Task 6.09 Building Code Development are preliminary and do not require codification... is this accurate?**

Answer: Here is a link to our existing codes, we would be looking for the contractor to make recommendations. <https://www.shoalwaterbay-nsn.gov/assets/Tribal-Codes/TITLE-8-BUILDING-01-17-2023.pdf>

- **Is the intent of the Multipurpose/Emergency Operations Center to include Fire Protection (apparatus, staging, etc.) or will Fire Protection be provided by Pacific County Fire District?**

Answer: We currently work with South Beach Fire Authority that is stationed in our multipurpose building.

- **Is the final project deadline tied to funding requirements or is it flexible?**

Answer: Yes, it is tied to the funding requirements of the award.

- **What funding has been assembled to support the implementation of the project?**

Answer: Loop road that will provide ingress and egress for the property. Housing for 2 duplexes. Water/Wastewater planning and design.

- **How much of the current plan is considered complete or is it still evolving?**

Answer: It is still evolving especially with the addition of acquired land

- **What has the community process been and is there a vision for community engagement in future phases?**

Answer: Community engagement was active up until COVID hit the reservation. Since that time only limited engagement has taken place but will be expected to be a large part of the master plan.

- **March 31 is a Sunday. Is this the correct deadline? Or is it the 29th? Or April 1?**

Answer: We had originally thought that since the proposals were able to be submitted by email that ending on the last day of the month would be acceptable. Since the question from interested parties brought the subject on two separate occasions, on the website we posted an update to extend it to April 1st.

- **RFQ page 4, Proposal Requirements, items 3 and 5 appear to be redundant. If not, please clarify the difference.**

Per RFQ page 4:

Item 3: Project approach and methodology, including detailed work plan and timeline.

Item 5: Detailed description of the approach to the project including all the requirements listed below.

Answer: Please disregard item 3, it is redundant.

- **Has the tribal resident population held steady, increased or decreased in recent years; say 10,15, and 20 years?**

Answer: The Tribe's resident population has held steady on reservation but has increased off-reservation.

- **RFQ page 4 requires a cost proposal (an RFP requirement). Page 5 states this will be a qualifications-based procurement (typically an RFQ). Please clarify the role of the cost proposal.**

Answer:

In reference to Page 4: Cost proposal, including hourly rates and estimated total cost for the project.

We are looking for the value of services each bid is supplying. We would like to see how the bidder is coming to their costs for the minimum scope of work and then the value added above the minimum scope of work.

In reference to Page 5: Along with the value of services the bidder is supplying we will be evaluating the qualifications of the bidder.

- **RFQ page 5, Scope of Work states: “education/day care facilities” are part of the planning effort. What levels of education do you plan to serve, and how is the education of your young people presently being served?**

Answer: Currently we have an education department that provides after school services, and we have just finished our early learning center. It would be expected that information obtained during the master plan process would provide information to the Tribal government for the decision-making process of what options might be considered to expand educational services.

- **RFQ page 6, does the tribal community extend beyond reservation land?**

Answer: Yes, our tribal population is 478 and approximately 19% of our tribal community lives on reservation due to loss of land and therefore nowhere to build housing. The land purchased will provide opportunities for members to return home.

- **Will you provide a complete listing of funding amounts and sources?**

Answer: The question is not clear to us; however, we will be providing a list of all our funding sources to develop the relocation community so that it can be used to determine further funding needs for the relocation project.

- **RFQ page 7, Task 4.01, what level of property evaluation are you expecting; a windshield survey, structural evaluation, energy audit, etc?**

Answer: We will be relying on the expertise of the contractor selected to provide us with recommendations on what we need for relocating our community.

- **RFQ page 7, Task 5.02, do you have allotted or targeted funds for acquisition of neighboring sites? How much?**

Answer: We currently do not have allocated or targeted funds for acquisition of neighboring sites.

- **RFQ page 7, Tasks 3.03 and 3.06 appear to be redundant; if not please clarify the difference.**

Answer: They are redundant.

- **RFQ page 2 lists boundary survey; page 7 includes Parcel Platting. Please confirm desired scope of work for land surveyor.**

Answer: Boundaries verified in the land that purchased and recently placed into Trust. Parcel platting for building tribal services and housing. We would also like to get recommendations from the selected contractor.

- **What information / documentation will the tribe provide the master planning team? E.g. surveys, reports, plans, etc.**

Answer: All information previously completed to date will be provided. We have over 15 years of surveys, reports, feasibility studies and other supporting documents.

- **Will interviews be hosted after initial selection?**

Answer: Yes, the two finalists will be interviewed.

- **What defines “engineering expenditures” on page 5? What constitutes the 30%?**

Answer: According to the program manager at EDA all expenditures that are not specifically planning activities such as engineering will be defined towards it becoming an infrastructure project and would no longer be counted as a planning project and therefore would be subject to conversion and not that is not allowed.

- **As this RFP was developed with the EDA award in mind, are there other parameters we should be aware of in development of this plan? Is there documentation we could review regarding the award parameters?**

Answer: This link will provide information on the cost principles of our EDA for this non-construction award: <https://www.eda.gov/sites/default/files/2022-12/Cost-Principles-Fact-Sheet-for-Grantees.pdf>

- **What is the timing of other projects mentioned n Page 6 (projects under separate funding for water/wastewater treatment facility, grants from Indian Department of Energy, and the Office of the Secretary for the Department of Transportation)? Will there be crossover in scope for design of finances?**

Answer: We are unable to give the exact timing. The award for the planning and architectural design of water/wastewater facility has been announced but the awarding documents have not

yet arrived at the Tribe. It is our estimate, and this is only an estimate that the documents will arrive within the next 3 months. We have Technical Assistant contractors from both DOE and DOT, they are paid directly from the agencies.

- **Who are the stakeholders of existing tribal departments? (Task 3.01)**

Answer: The Tribe's major departments include Administration, a Tribal Police Department, Education/Day Care, Social Services, a Tribal Court, Housing Department, the IT Department, Environmental/Natural Resources, Land Management, Planning Department, Utilities, Emergency Department, along with a Wellness Center that houses a health and dental clinic. The contractor will work with each director to learn their vision for their department needs in the relocation community.

- **Will identification of economic development opportunities be done in conjunction with the tribe? (Task 3.04)**

Answer: With the Tribe and its Enterprise.

- **Please elaborate on Building and Development Needs. (Task 3.05)**

Answer: The contractor will help the Tribe to determine building and development needs to house Tribal services in the relocation community. In example: Size for an expanding clinic.

- **Is Task 3.06 a duplicate of Task 3.03 Developing Schematic Designs for Future Facilities?**

Answer: It is redundant.

- **Does the tribe have base information to work from for evaluation of existing homes and properties? (Task 4.01)**

- What is the extent of the evaluations?
- Is there a form use example?
- Exterior, interior? Both?

Answer: We have a list of all existing buildings in the all-hazard zone. We are looking for evaluations of the buildings to see which ones might be saved and moved.

- **Please elaborate on 'Identify All Existing SBIT Land'. Is this for verification of existing land, will an existing survey be provided? (Task 5.01)**

Answer: We are looking for forecasting of existing land. In example, an estimation of how long it will take to develop land to replace the uses currently implemented that will be taken away from climate. For context the Tribe has lost over 2 miles of land to the ocean.

- **Please elaborate on 'Perform Land Analysis' (Task 5.03)**

Answer: *The hillside is a challenge. In example, we need an analysis of buildable areas and stable soil.*

- **Please elaborate on ‘Land Use Zoning and Coding’ (Task 6.08)**
 - **Are there current codes in place? Are they effective or do they need elaboration?**

Answer: *We do not have an approved Land Use Plan. We need this to be completed by the contractor.*

- **Please elaborate on ‘Building Code Development’ (Task 6.09)**
 - **Are there current codes in place? Are they effective or do they need elaboration?**

Answer: *There are building codes in place, we will ask the contractor to review them for all our needs in relocating an entire village. Due to the restrictions of not having land to build on we have not been active in the development of reservation.*

- **Will developing strategic administrative department improvements and programs be done in conjunction with the tribe? (Task 7.03)**

- **Answer:** *Yes*

- **What programs are envisioned?**

Answer: *We will be looking to the guidance of the planner to help the Tribe determine what other services we might look to offer the membership in our relocation community. In example: bus services.*

- **At what intervals is project cost budgeting desired?**

Answer: *Quarterly would be ideal, but we are open to discussion that would work for both parties.*