

Question

“Because CEQA documents for projects can vary in complexity and an initial study may dictate the need for a CEQA Negative Declaration or an Environmental Impact Report, on a case by case basis, the cost of any project cannot be estimated in advance.” Then the RFP request says this on page 7: “Provide an estimate of the time and costs required to prepare CEQA documents for air quality plans and draft regulatory projects. For each type of project, prepare an estimate for both a CEQA Initial Study and Negative Declaration and a CEQA Initial Study and Environmental Impact Report.”

If the District admits that the documentation can vary in complexity and type such that costs cannot be estimated in advance, why does the RFP request the proposers to then go ahead and submit exactly such advanced cost estimates as part of the proposal? [“Because CEQA documents for projects can vary in complexity and an initial study may dictate the need for a CEQA Negative Declaration or an Environmental Impact Report, on a case by case basis, the cost of any project cannot be estimated in advance.” Then the RFP request says this on page 7: “Provide an estimate of the time and costs required to prepare CEQA documents for air quality plans and draft regulatory projects. For each type of project, prepare an estimate for both a CEQA Initial Study and Negative Declaration and a CEQA Initial Study and Environmental Impact Report.”]

It seems like we would have to engage in speculation to fulfill this requirement of the RFP. I agree with the RFP where it says you can't estimate costs in advance and thus don't think it appropriate to request specific cost estimates from the proposers.

Answer

The contract will be based on time and materials. However, we would like a bidder to estimate (not: “submit exactly” as questioner states) the costs of preparing a CEQA analysis and Negative Declaration and a CEQA analysis and Environmental Impact Report. Bidders can use the examples readily available on the website to determine the level of complexity for each of these. So, although we will pay the contractor based on the number of hours their staff might take to prepare the documents, they should be able to estimate how many hours, and hence, costs, it will take for these two types of projects.

Question

We are reviewing the RFP for the CEQA analysis for air quality plans and rule development. Could you please provide the most recent copy of the District's Conflict of Interest policy referenced under “Additional Requirements” on page 6 of the RFP?

Answer

Please see our sample documents at <http://www.baaqmd.gov/Divisions/Administration/RFP-RFQ/Sample-Documents.aspx>