

TAHOE TRANSPORTATION DISTRICT
128 MARKET STREET, SUITE 3-F
STATELINE, NEVADA

NOTICE TO PROPOSERS

RESPONSES TO QUESTIONS
REQUEST FOR PROPOSALS
ARCHITECTURAL & ENGINEERING SERVICES
Tahoe Transportation District Operations Facility
Tenant Improvements

December 16, 2025

#	Date/Time Question Received	Vendor Name	Question	Response
1	December 10, 2025 10:52 PM	GaS Architects	Is the firm that did the preliminary study/conditions assessment eligible to submit ?	Yes, the firm that provided the FCA reports can submit a proposal.
2	December 10, 2025 10:52 PM	GaS Architects	Is the Tahoe Transportation District its own jurisdiction?	See the Introduction section of the Request for Proposal. Additional information is available at TTD's website tahoetransportation.org This project will be under the jurisdiction of the City of South Lake Tahoe California Building Department.

3	December 10, 2025 10:52 PM	GaS Architects	In order to provide a project schedule as requested – do we assume the schedule as laid out in the Facility Condition Assessment Report - Capital Expenditure Table for the three buildings?	The project schedule pertinent to this RFP is to specify the A&E services timeline, I.E., kickoff, site review, existing documents review, design charettes, code evaluation, 30% design, environmental documents, 60% design, permitting, 90% design, bid documents etc. TTD hopes to begin construction Spring 2027.
4	December 10, 2025 10:52 PM	GaS Architects	Do resumes or tabs count toward the page count?	No.
5	December 10, 2025 10:52 PM	GaS Architects	Has there been a hazmat report recently? Is it a requirement?	The City of South lake Tahoe performed an assessment at one of the facilities (1679 Shop Street. The other two facilities have not been assessed. The 1679 report will be provided in Addendum #1.
6	December 10, 2025 10:52 PM	GaS Architects	What is the scope of structural work, if any?	Consultant shall provide structural analysis during design phase.
7	December 10, 2025 10:52 PM	GaS Architects	The RFP identifies three separate sites. Will work at all three sites proceed concurrently, or will the improvements be phased and completed one site at a time?	We anticipate work being competed to one facility at a time, however design should investigate opportunities for multi-unit work if possible. TTD operations shall continue throughout the construction. Consultant must plan for temporary facilities.
8	December 10, 2025 10:52 PM	GaS Architects	The Scope of Services concludes at bid-ready construction documents. Is TTD expecting services beyond design (e.g., bid support, construction administration), or is this project limited to design-phase services only?	Consultant shall provide bid support up until award including RFI processing/answers and bid evaluation. Construction support services are not a part of this scope.

9	December 10, 2025 10:52 PM	GaS Architects	Regarding the bus wash system, does TTD expect the A&E team to design for a specific manufacturer's equipment, or will the team provide only an evaluation and conceptual requirements while TTD selects the vendor independently?	TTD has a bus wash system in mind and will provide the details regarding manufacturer to the consultant post award.
10	December 10, 2025 10:52 PM	GaS Architects	1669 Shop Street "suffered some structural failure in the roof joist system from the winter 2023" so it appears some structural work will be required. However, the structural conditions of the other two sites and overall extent of structural scope remains unclear, please elaborate/clarify	See #6.
11	December 10, 2025 10:52 PM	GaS Architects	Please confirm the Consultant is not responsible for paying permit fees for the project.	The Consultant is not required to pay permit fees. Fees will be paid by TTD (See #12).
12	December 10, 2025 10:52 PM	GaS Architects	Licenses, Permits, Taxes. The price or prices for the work shall include full compensation for all taxes, permits, etc. that the respondent is or may be required to pay.	TTD shall pay the cost of all permits required for the work directly with the appropriate agencies. Consultant may be required to obtain a City of South Lake Tahoe business license which will be the responsibility of the consultant.

13	December 11, 2025 1:49 PM	19six Architects	Is scope to include design of improvements to correct all short-, mid- and long-term deficiencies/maintenance items listed in the Facilities Conditions Assessment?	The Facility Condition Assessments are intended to provide the consultant with detailed information regarding deferred maintenance obligations of these facilities, and to help with the future planning and design of improvements. TTD desires tenant improvements to provide a better work environment for staff, including but not limited to: renovated office space, restrooms, ADA improvements, site works etc.
14	December 11, 2025 1:49 PM	19six Architects	Attachment D - "Site Systems Executive Study "(page 8 of FCA's) references the main Fleet Facility FCA which is not included in Attachment D. Please provide the FCA for Fleet Facility so we may prepare accurate and responsive proposal.	The main fleet facility is not part of this scope and is a separate property housing City of South Lake Tahoe operations.
15	December 11, 2025 1:49 PM	19six Architects	What level of engagement has TRPA had on the project to date?	TRPA is aware of the project, but has not been engaged other than funding development. All permitting for this project will be through the City of South Lake Tahoe Planning and Building department via MOU with TRPA.
16	December 11, 2025 1:49 PM	19six Architects	Will District be re-using existing furniture and equipment? If so, will District provide inventory of existing furniture and equipment, or should that be included our services include?	TTD will re-use as much furniture and equipment as possible. TTD will inventory the assets.

17	December 11, 2025 1:49 PM	19six Architects	Floor Plans available? Please provide floor plans of subject buildings so we may determine area of tenant improvements / extents of work to prepare accurate and responsive proposal.	Architectural drawings for the facilities are very limited and held by the Owner. TTD will provide all existing material to selected consultant.
18	December 11, 2025 1:49 PM	19six Architects	RFP Page 5, "survey of site". Please provide survey of site(s) (PDF) so we may determine area of site improvement / extents of work to prepare accurate and responsive proposal.	Topographic survey will be included in Addendum #.
19	December 11, 2025 1:49 PM	19six Architects	RFP Page 6, Bus wash system assessment. Please provide specifications for largest and smallest buses in the fleet to prepare accurate and responsive proposal.	The largest bus is 35' long and 12.5' wide. The bus wash will also be used for small fleet vehicles.
20	December 11, 2025 1:49 PM	19six Architects	RFP Page 5, "temporary office space". Is temporary office space intended to be part of the areas being remodeled (part of construction phasing) or at another location?	We anticipate demolition of the existing office space to eliminate phasing option. TTD expects consultant to include temp office trailer with power/comms for purposes of temp operations while renovations are taking place.
21	December 11, 2025 1:49 PM	19six Architects	Construction Administration Services – Will selected firm be contracted to provide services during Construction?	See #8.
22	December 11, 2025 1:49 PM	19six Architects	What dollar amount has been established for construction improvements?	At the time of this RFP, TTD has secured \$1,000,000 in State of California SB-125 funds to support the tenant improvements.

23	December 11, 2025 3:22 PM	Blackridge Research and Consulting	<p>Dear Tahoe Transportation District ,</p> <p>I hope you are doing well.</p> <p>I am reaching out regarding [Tahoe Transportation District Operations Facility Tenant Improvements]. To proceed efficiently and ensure smooth coordination, I would appreciate it if you could kindly share the key contact person for this project -someone we can communicate with regarding schedules, requirements, and any project-related clarifications.</p> <p>Please include their name, role, email, and phone number, if available.</p> <p>Thank you in advance for your assistance.</p> <p>I look forward to your response</p>	<p>All questions and communication for this RFP must come through Crystal Muschetto Cmuschetto@tahoetransportation.org TTD will not respond to any questions that are not sent to Ms. Muschetto. Once a consultant has been selected, the project PM will be announced.</p>
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