

# LAKE TRANSIT AUTHORITY

## REQUEST FOR PROPOSALS MANAGEMENT, OPERATION, AND MAINTENANCE SERVICES

### ADDENDUM NO. 4

#### A. RESPONSES TO ADDITIONAL QUESTIONS RECEIVED AT THE PRE-PROPOSAL CONFERENCE:

Questions are numbered continuously with #59 being the last previous question.

**60. QUESTION: What is the address of the County storage yard in Lakeport where vehicles are parked?**

Two vehicles are parked at the County Yard, 337 Campbell Lane, Lakeport, CA 95453

**61. QUESTION: How old is the Lake Transit Authority (LTA) facility in Lower Lake?**

It was completed in 2005.

**62. QUESTION: Are permits required to clean bus stop shelters?**

Caltrans may request a new encroachment permit. The cities and county have not requested encroachment permits in the past, but they may in the future. Permits are responsibility of the CONTRACTOR. Shelters and benches on private property typically have either easements or right-of-passage agreements. LTA does not expect issues with cleaning benches and shelters on private property.

**63. QUESTION: LTA discussed difficulties with homeless persons at the transfer location in Clearlake, development of a plan to build a new stand alone transfer hub near Yuba College - Clearlake, and LTA's interest in having OFFERORS address experience and successful strategies in reducing problems with the homeless. Clarification was requested regarding problems.**

Currently, the greatest problem with homeless people at the transfer point is sleeping in the shelters and increasing trash. Passengers have complained that they feel unsafe, and that the area is dirty. There have been altercations in the past between students, and between passengers and the bus driver. LTA is asking the existing contractor to increase cleaning to at least once, and possibly twice daily, and to consider sending a cleaning crew at times when homeless may be most likely to bother passengers. LTA is purchasing a trailer mounted pressure washer with hot water to improve the cleaning. The Clearlake Police Department has become more responsive, but they also make it clear that we must have the person who witnessed a problem stay until police arrive. This can cause buses to be delayed, particularly if there is not an extra driver or supervisor available. LTA has considered private security, but the existing contractor has been able to control things reasonably well. There were cameras covering the bus stop from the Ray's Market behind the shelters, but these are no longer available since Ray's closed. LTA acknowledges that cameras on the light standards facing the shelters are needed, and possibly brighter, more direct lighting. LTA will investigate doing this, but will need approval from WalMart regarding use of light standards.

**64. QUESTION: Appendix B, Section 3.17 of the draft agreement requires pressure washing. Is that correct?**

Yes. The shelters and benches are not currently being power washed, but LTA is purchasing a pressure washer with hot water mounted on a trailer for use by the CONTRACTOR. This will be available by the start of the new contract.

**65. QUESTION: Will the Mobility Manager continue to occupy an office in the facility?**

It has yet to be determined where the Mobility Manager will work. LTA recognizes that there may be concern about the Mobility Manager working on site, particularly if the Mobility Manager continues as a contracted employee under Paratransit Services. LTA's intention is to make the Mobility Manager an employee of a new non-profit agency, or of the Area Planning Council's administrative consultant. The timing for this is uncertain. LTA will commit to the Mobility Manager working at a different location, if requested, effective May 1, 2017.

**C. FACILITY MAINTENANCE ITEMS**

Before the walking tour of the facility, LTA explained that all facility maintenance and repair items are to be resolved before the start of a new contract. If not resolved, LTA and the CONTRACTOR will compile a list by mutual agreement of items remaining to be resolved. Mark Wall, General Manager, asked that OFFERORS note any items they see during the walking tour. Generally, there is a need for some fresh paint and new carpet/flooring in the office areas. The wash bay wall needs painting. The parking lot and bus yard need resealing/resurfacing. It would be desirable to seal the shop floor.

RECEIVED BY OFFEROR \_\_\_\_\_