



Date: August 8, 2017
To: All Interested Parties
Subject: Addendum 2, Downtown Cotati Lodging Site
NO. of Pages: 5

ADDENDUM NO. 2

This package provides an addendum to the Request for Proposals (RFP) issued on June 15, 2017. This Addendum shall become part of the Contract and all provisions of the Contract shall apply thereto.

Bidders shall acknowledge receipt of this Addendum by signing and attaching the acknowledgment to your proposal. Failure to do so may cause rejection of your bid as being non-responsive.

The following Exhibit D to the RFP has been added to read as indicated below:

Exhibit D

Example Impact Fee Calculation & Sonoma State University Information

Project Name: Northern Gateway Hotel



Average Room Size of 300 sf
Plus additional 30,000 sf of support service area
3.0 acre development site
Project valuation of \$ 12,000,000

Fee Estimate

Building Fees

Permit Fee	\$	61,672.40
Plan Check Fee	\$	40,087.06
Electrical	\$	15,493.10
Mechanical	\$	9,325.86
Plumbing	\$	12,409.48
Incremental Fee	\$	500.00
Technology Fee	\$	500.00
Green Building	\$	480.00
Strong Motion (SMIP)	\$	3,360.00
Energy	\$	6,167.24
Demolition	\$	-
Bed Tax		
Total Permit & Plan Check Fees:	\$	149,995.14

Utility Connection Fees

Water

Connection	\$	143,901.00
Meter	\$	1,576.75
Water Conservation	\$	4,500.00
Meter Installation	\$	150.00
Meter Turn On	\$	35.00

Sewer

Connection	\$	282,858.00
Application		
Total Utility Connection Fees:	\$	433,020.75

Impact Fees

Inclusionary Housing	\$	-
Park-in-Lieu	\$	-
Traffic Impact	\$	477,600.00
Growth Management	\$	-
Linkage	\$	124,800.00

Total Impact Fees: \$ 602,400.00

TOTAL FEES \$ 1,185,416

Notes: Estimate assumes a 4 inch water service and 1 inch landscape meter. Partial credits to traffic and sewer impact fees will be available if project installs a planned traffic signal south of the project site at Old Redwood Highway and sewer project. Cost estimates for those projects are not yet available.

Sonoma State University Year Round Activities

- **What: Commencement**
 - When: Late-May weekend
 - Draws family and friends from around the state
- **What: Various summer conferences and camps**
 - When: May to Mid-August
 - Some housing available on campus
- **What: Summer sessions (usually two).**
 - When: July and August
 - Students are housed on site but parents need outside lodging
- **What: Orientation and Transfer Orientation**
 - When: Throughout the month of June (Monday/Tuesday and Wednesday/Thursday of each week) for regular orientation
 - When: Mid- to Late-July (Monday/Tuesday and Wednesday/Thursday) for Transfer Orientation
 - No lodging for parents or guests
- **What: New Term**
 - When: Halls open on weekend in Mid-August
 - Parents may stay over both Friday & Saturday or just Friday or Saturday but no lodging is available to them onsite.
- **What: Family Weekend**
 - When: Mid-October
 - Also brings alumni
- **What: Siblings Weekend**
 - When: Mid- to Late-February
- **What: Special Student Theatre and Musical Productions**
 - When: Throughout the year but especially Late February to Mid March
 - Heavy family attendance
- **What: Green Music Center at Weill Hall**
 - When: Scheduled performances throughout the year
 - Features artists such as Diana Krall, Tedi Papavrami, Chick Corea, and George Benson & Kenny G. which draw attendees from outside the area



Approved by:

City Manager



City of Cotati

Request for Proposals for Downtown Cotati Lodging Site

ACKNOWLEDGEMENT OF ADDENDUM NO. 2

Receipt is hereby acknowledged by _____ (print name) on the _____
day of _____, 2017.

By: _____
Signature

Title

Company