

Answers to RFI Questions Received:

Q1. Does TRACE have a bus drop off location?

A1. This is not yet determined.

Q2. Can we build over the existing 10' public sewer easement?

A2. The utility easement is dedicated to SDG&E for a gas pipeline. The District and its successors in estate shall not erect, place, or construct not permit to be erected, placed or constructed, any building or other structure, except fencing, plant any tree or trees, dig or drill any wells or wells, within the limits of said easement and right of way.

Q3. Is the existing 10' sewer easement/line still in use?

A3. The Gas line is still in use. See #2 above.

Q4. May the District circulate various reports that may help the design team e.g. phase I, soils report...etc.?

A4. These reports are not available.

Q5. What is the process for having our consultant/design team perform testing on-site?

A5. Testing cannot be performed before proposals are evaluated and a Proposer is approved by the Board of Education.

Q6. Can District elaborate on design concept deliverables required for the RFP response, noted in Section V, Submittal Requirements Table under item 4, on page 24 of the RFP?

A6. Each Proposer can submit in any design format but must comply with the requirements outlined in the RFP.

Q7. Will this site & RFP be subject to the Surplus Land Act?

A7. No.

Q8. The RFP requires the development team to budget for improvements to existing facilities for the TRACE program. The district's Scope of Work in Attachment F lists certain upgrades and approximate square footages. We believe that each potential development team will make different assumptions, resulting in a wide range of bids. To level the playing field and make it easier for the district to evaluate proposals, would the district consider setting a fixed placeholder value for each development team to incorporate in their financial proposals? If so, please confirm which value should be assumed for this scope.

- A8.** Proposers may use a placeholder value for the improvements requested for TRACE. This could be negotiated during the ground lease development.
- Q9.** Please confirm the responsibilities of the potential Development Teams relative to the mandatory community meeting on 9/27. Is there an expectation that the Development Teams will take an active role in the discussion? If so, please clarify.
- A9.** The focus of this meeting is to listen to what the community would like to see at the site. All proposal teams are welcome to participate in the discussion.
- Q10.** Please provide meeting minutes from the previously held community meeting concerning the proposed redevelopment.
- A10.** This is not available.
- Q11.** Section 5.8 describes a required project approach and 8.5 x 11-page format. We would like to include graphics for the proposed project into this section in response to the requirements in the RFP. Is it possible to use 11x17" format (fold out) inserted into the proposal package? This will allow us to represent the architectural plans more legibly.
- A11.** Yes.
- Q12.** How many district teachers/staff is the district hoping to serve in the onsite housing?
- A12.** The district expects that San Diego Unified staff will receive priority in renting the affordable and workforce housing units.
- Q13.** Considering the many definitions of workforce housing, what is the approximate range of incomes the district is hoping to serve in the workforce housing?
- A13.** Approximately 50-100% of AMI (Area Median Income.)
- Q14.** Can you provide a demographic survey of faculty and staff: Ages, general salary ranges, married vs single, % with kids.
- A14.** This is not available.
- Q15.** Parking is a key determinant of what else can be built on this site and by extension, the types and amounts of financing required. How many parking spaces are required for the approximately 181 staff members and 511 students that will use the TRACE buildings?
- A15.** TRACE requests 40 parking spaces daily for staff. TRACE students do not typically drive their own vehicles. At least once a month, TRACE will need 65 parking spaces. Six times a year TRACE will need 100 parking spaces in the evening.

Q16. Is designated drop-off parking for TRACE required?

A16. Designated drop off for parking is not permanently required but is needed from time to time.

Q17. Will the rehabilitation of the TRACE building be required to meet the SDUSD Design Standards and the Design Guide Specifications?

A17. Generally, yes. However, deviation from the District specifications can be submitted and will be reviewed by the District Architect if the proposal moves forward.

Q18. Will the housing and/or rehabilitation of the TRACE structures be subject to a project labor agreement or similar labor agreement such as a Project Stabilization Agreement (PSA)?

A18. Proposers are highly encouraged to enter into a project labor agreement with San Diego building and construction trades. The District would not be a party to any such agreement.

Q19. Will the housing and/or rehabilitation of the TRACE structures be subject to XBE, MBE, DVBE, WBE, and/or other contracting requirements?

A19. Yes.

Q20. For the 900sf kitchen conversion, should we price limited improvements such as demonstration tables or a more extensive conversion and replacement of items such as ventilation/hood, grease trap, cooking appliances, refrigeration, and plumbing to serve the new instructional commercial kitchen?

A20. Yes.

Q21. We heard discussion of 'wellness' upgrades during the site tour. If these are required, please elaborate.

A21. The site has a former community health clinic. This clinic was relocated to the new Central Elementary School location.