



REQUEST FOR PROPOSAL (RFP) #2223-328

Professional Services

for

Districtwide Affordable Student Housing Feasibility Study

Addendum #1

Issued: September 29, 2022

The following changes, additions, deletions, or corrections shall become part of the above-mentioned RFP:

A. The following are responses to questions received:

1. Question: Will the team selected for this RFQ be precluded from participating in future efforts?

Response: If an architecture firm is awarded the contract for the study, the architecture firm will not be precluded from being considered for future design efforts.

2. Question: Will the team selected for this RFQ be eligible for the next phases of project development?

Response: If an architecture firm is awarded the contract for the study, the architecture firm will not be precluded from being considered for the next phases of project development.

3. Question: Is the District right now seeking all of the consultants to prepare a well-informed grant? Or, are they seeking a systemwide market and demand analysis and financial analysis to determine if one or both of the schools should engage the additional consultants, engineers and so forth to prepare the grant submission?

Response: Refer to the detailed Scope of Services in Exhibit I which defines the intent of the Study. The primary objective is to determine the feasibility of an affordable housing element for the District including (developer level) test-fits to inform yield studies for any proposed location(s). The yield studies are not a Schematic Design level exercise (refer to deliverables referenced in the RFQ/RFP).

The Respondents are responsible for proposing the necessary consultants to meet the intent of the RFQ/RFP.

The District will prepare and submit the grant application utilizing the information from the feasibility study. If a grant is awarded, the District will contract the necessary services to design/engineer a project and perform environmental studies.

4. Question: If an architect is on the team for this scope of services, would they be precluded from being considered for future design phases?

Response: If an architecture firm is awarded the contract for the study, the architecture firm will not be precluded from being considered for future design phases.

5. Question: (Revision to the question) Specific to the Off-Site properties Scope of Services on page 24, has the District performed a property search or study for the consultant team to utilize and study, if so, how many sites do you anticipate in the study? Or is the intent of the District to have the awarded consultant team conduct an off-site property search?

Response: The District has not performed a property search or study of off-site properties. The selected Respondent shall conduct an off-site property search. Account for a minimum of two off-site properties to perform a test-fit/yield study.

6. Question: Please confirm there is no strict page limit for proposals.

Response: There is no strict page limit for proposals.

7. Question: Are there any particular sites on RSCCD property or owned by other parties which the district knows they want examined for feasibility as part of this study? If so, can they be shared in the RFP to help refine the level of effort required for the site analysis?

Response: The Respondents shall examine all District owned properties and after determining the program size, identify potential development zones on larger sites and determine if the location should be a candidate for a test-fit study.

The District does not have a predetermined off-site location. However, account for a minimum of two off-site properties to perform a test-fit/yield study.

8. Question: None of the requirements provided under Section 3 (Proposal Format) calls for a lump sum fixed fee proposal for the work, but a fixed fee looks to be part of the Section 5.1 (Selection Criteria). Shall bidders include a lump sum fee for this study (inclusive of all travel costs) under Section 3.6 in addition to our hourly rates?

Response: Respondents shall provide hourly rates (inclusive of travel costs). Additionally, the District is requesting a not-to-exceed fee schedule as proposed by the Respondents for each task /phase as defined in Exhibit I "Scope of Services and Schedule for Districtwide Affordable Student Housing Feasibility Study".

9. Question: It appears that the district desires the selected firm to perform a web survey of current students to assess demand for housing. Please confirm that bidders shall include costs to perform a new survey and we will not rely on any previous survey data the district may already have.

Response: Respondents are to perform a new survey for this districtwide study.

End of Addendum 1