Q&A #2
RFQ/RFP CP-SGA-001
RFQ-RFP for Master Developer and Lessee of
Slack St and Grand Ave Apartments

DATE:  8/26/16

2-1 Question:
The first round of answers made references to, “…project site is included for up to 420 units in the new Master Plan” and “…assigned a maximum density of 420 units...” Was this intended to limit the unit count or was this still an estimate based upon 15 developable acres and 28 units per acre? If additional density / developable acreage is feasible (including neighborhood sensitivity), would this require additional master plan revisions?

Response:
No; any additional density/developable acreage will be incorporated into the Master Plan CEQA process.

2-2 Question:
Would it be possible to obtain a copy of the draft Soils Report completed in 2002 that was referenced in the responses to the first round of questions?

Response:
The document was posted and the notice sent out on July 25th.

2-3 Question:
We understand that this development will be subject to a possessory interest tax (property tax for ground leases). After several conversations with the County Assessor’s office, we cannot determine with specificity what the actual tax will be for pro forma purposes. Would it be possible to normalized this figure for the purpose of responding to this proposal? Also, we will be assuming no property tax payments during construction...is this correct?

Response:
The site is located adjacent to tax rate area 003-000 for which the total 2015/16 Tax Rate is 1.07199%. For the purposes for responding to the proposal, proposers may use this rate as a “normalized” tax rate. If the actual tax rate varies, then financial proposals may be adjusted during negotiations to reflect the appropriate tax rate. Supplemental assessments in California occur at the completion of construction.

2-4 Question:
Will the draft Access and Option Agreement be posted for comments prior to the submittal date?
Response: The document was posted on August 8.

2-5 Question: Can the University provide the services, such as utilities (water, sewer, electrical, gas, etc.), trash removal and recycling, landscaping maintenance, street lighting, mail delivery, emergency notification system, blue line, cable/communication services, and also what the rates would be?

Response: The University can provide water, sewer, electrical and gas service. Trash and recycling services are contracted out. We will not provide landscaping maintenance. Campus roads are lighted. Mail delivery logistics will need to be addressed with USPS. The University will not provide emergency notification, blue line, cable or communication services to the project.

2-6 Question: Is it anticipated that part of the entitlement process will be the need for a parcel map filing to separate and define the to be built parcel in order to provide the security needed for construction and permanent?

Response: No.

2-7 Question: Will the University provide space elsewhere on the campus for grading material that is not able to be used on site? Perhaps a place where a future pad may be planned?

Response: Potentially; subject to negotiation.

2-8 Question: Is there a draft of the Cal Poly Ground Lease Exhibit E Guaranty available for our review?

Response: In process; notice will be provided once posted.

2-9 Question: Will the University allow for a separate plancheck/permit process for grading plans? It's preferred that the grading permit be issued in advance of the building permit so that utilities and pads are ready before vertical construction begins.

Response: Yes.

2-10 Question: In addition to applicable state and federal environmental regulations, are there any University regulations outlining what construction activities are allowed within a riparian corridor?
Response: No.

2-11 Question:
Article 3.2.0 of the ground lease template requires the Tenant to pay prevailing wage for any public works aspect of the Improvements. Early responses from the University stated that this was a non-prevailing wage project. Please confirm the project is non-prevailing wage.

Response:
This is not a public works project. The University will not require prevailing wages beyond any legal requirement to do so.

2-12 Question:
Please clarify which utilities will provided by the University and which utilities will provided by others. Will the University execute "will serve" letters for the utilities it provides the project?

Response:
The University has the ability to provide all utilities, but other options should be considered to determine the best approach. To the extent the University does provide utility services, the arrangement will be formalized in writing.

2-13 Question:
What are the hours of operation for construction?

Response:
To be determined.

2-14 Question:
In the previous Q&A round there were three questions (#73, #74 and #75) about demographic information on faculty and staff – the campus response to those was “Gathering information. Will be available at a later date.” Will these responses be provided as part of this second round of questions?

Response:
Demographic information was emailed to qualified bidders on August 4.

2-15 Question:
Please provide copies of any easements which apply to this parcel?

Response:
Easement documents will be provided at a later date.

2-16 Question:
What are the university's seismic and construction code requirements as noted in the ground lease template?
**Response:**
By law, the California State University is required to enforce the current edition of the California State Building Code as adopted by the California Building Standards Commission.

**2-17 Question:**
Is the University planning to oversize any of the utility infrastructure which will serve the property?

**Response:**
No.

**2-18 Question:**
What is the permitted density of the site?

**Response:**
While there is no “permitted density”, the current draft of the Master Plan revision indicates 420 units.

**2-19 Question:**
I understand Cal Poly has not performed a Phase I or Phase II, will Cal Poly indicate the previous uses for the site?

**Response:**
The University is unaware of any non-agricultural use of the property.

**2-20 Question:**
Which processes will University oversee? City oversee?

**Response:**
The CSU acts as its own Building Official. Building code review for all CSU projects may be performed directly by the Campus Deputy Building Official (CDBO) or, on their behalf, by any of the authorized plan check firms. The University is not subject to the City’s jurisdiction.