



DOWNTOWN LIBRARY MIXED USE PROJECT

MASTER CONSULTANT (AFFORDABLE HOUSING DEVELOPER) RFP

ADDENDUM #2

- QUESTION:** What local sources/amount of funding are available for matching funds to be competitive for state affordable housing funds?

RESPONSE: In addition to providing up to \$2M from the City's Housing Trust Fund, the City is contributing the land so the land value can also be used as a match for State funds. The City is open to applying for additional funding opportunities as they become available.
- QUESTION:** Has the City or community provided any direction for population (family/Senior or other) to target for the affordable housing project?

RESPONSE: The City is flexible on this as it will depend on available funding source requirements. Per the RFP, it is recommended that the proposal reflects the needs of the City's RHNA.
- QUESTION:** Please confirm (or clarify) that our "Proposed Development" and "Initial Development Cost Estimate" submittals should include massing, a site plan, pro forma, and anticipated funding sources for all three basic components of the project, i.e., the affordable housing, library, and parking structure (or some subset thereof)?

RESPONSE: The submittal should include massing, a site plan, pro forma and anticipated funding sources for the affordable housing and library shell and core. Assume that the City will close the gap on the library financing. The library TI budget is not part of this RFP but assume a portion of the Library bond funding will need to cover these "shared" costs. The parking structure is not part of this RFP.
- QUESTION:** Is the City willing to consider a project proposal that includes the parking structure being built simultaneously with the library and affordable housing if a compelling case can be made to the community that such an approach would improve project design, minimize construction costs and neighborhood impacts, and maximize cost-effectiveness?

RESPONSE: See Response #3. The parking structure is not part of this RFP.
- QUESTION:** We are working with an architect to provide the materials (including the massing studies, the proposed key design elements and the inspirational images for the project) required in the RFP but we are not clear from the RFP of their ongoing role. Do you envision this architect would be replaced by the Master Architect that the City ultimately plans to procure for? Or that our architect would compete to become the Master Architect, or just be responsible for some

construction documents and construction administration? Understanding ongoing roles helps us better understand the architect we should have on our team.

RESPONSE: The City envisions that the Master Architect will work under a separate prime contract with the City but will coordinate its efforts with the Affordable Housing Developer. The Master Architect will design the project through the 100% Design Development at which time those documents will be assigned to the successful Affordable Housing Developer and its team for completion of Construction Documents, Permitting, and Construction. Should the Affordable Housing Developer's team include the same firm that is also awarded the Master Architect contract, the firm will not be disqualified from either solicitation.

6. **QUESTION:** Can we propose the design team now (architect/contractor)? As developers, we rely on architectural and contractor partners to put together the most detailed feasibility possible. We don't have this capacity in-house and so will rely on these partners. Would participating architects/contractors be at a disadvantage for participating at the RFP submission stage.

RESPONSE: The affordable housing developer may propose their design team now.

7. **QUESTION:** On p.3, paragraph 2, "While it is desirable for the Master Architect to also design the affordable housing component, the City recognizes the possibility that there may be a separate architect for the affordable housing component of the Project." If we partner with local firms for the submission, will they be allowed to bid on forthcoming RFP's?

RESPONSE: If the affordable housing developer partners with local firms for the submission of this RFP, the local firms will be allowed to bid on forthcoming RFP's.

8. **QUESTION:** On p.2 "Participate in the selection of the Project Team for City approval, which will include a Master Architect, engineers, construction contractor, environmental and other consultants, among others." Who ultimately selects the affordable housing architect/builder?

RESPONSE: The affordable housing developer shall select and propose a team (including A&E and construction) to provide the scope of services in response to this RFP. Once selected, the affordable housing developer shall participate in the selection the Master Architect.

9. **QUESTION:** Can you elaborate on the role of the master architect? Are they primarily focused on the Library/Parking component?

RESPONSE: See response # 3 & 5. Additionally, as referenced in Addendum #1, the scope of design services for the Master Architect are as follows:

1. Demolition, Site Improvements, Grading and Underground Utilities
2. Master Architect for Library Shell and Core and Affordable Housing – 100% DD
3. Master Architect and Engineer of Record for Library TI – 100% CD's
4. Bridging Documents for Parking Structure – 100% SD's
5. Construction Administration for Construction of Library TI
6. Master Architect Oversight of Affordable Housing and Parking Structure Construction.

It is expected that a different architect whom the housing developer may wish to select produces a design that conforms with the services provided by the Master Architect.

10. **QUESTION:** Is the feasibility study prepared by Group 4 the expected layout or was that only for feasibility analysis and **not** reflective of actual design if incentives/concessions are pursued?

RESPONSE: The feasibility study was used for option analysis, but the affordable housing developer is encouraged to propose design solutions that achieve at least the minimum project requirements described in the RFP. Please refer to the City's Library MU project web page to better understand the City's goals and the community feedback to be able to respond accordingly. www.CityofSantaCruz.com/MixedUseLibrary

11. **QUESTION:** Do you expect design inspiration images to reflect what we think is possible on this site or what this site can actually support?

RESPONSE: *The City encourages the respondents to propose creative site solutions that achieve at least the minimum project requirements described in the RFP.*

12. **QUESTION:** Does the city already have site control for the adjacent privately owned property?

RESPONSE: The City does not currently have site control of the adjacent privately owned property.

13. **QUESTION:** Are any of the 400 required parking spaces able to be reserved for exclusive use of the new housing project?

RESPONSE: Not contemplated at this time.