

Orchard Park Redevelopment and UC Davis West Village Transfer Student Development Opportunities

Questions and Answers for Pre-Submittal Teleconference

June 9, 2017 9:00 – 10:30 a.m. PDT

1. How many project examples are required or allowed in the Section 1 response? Which project details are most important?

There is no limit to the number of relevant UC campus project examples that you may include. Project details should include: role of team member, size of project, cost of project psf, date completed, deal structure including rate of developer return where applicable, sustainability measures, LEED rating etc. These are examples of what to include and not a prescriptive list. Tell us what you think is important about the project examples and how they relate to the Orchard Park and West Village Transfer Student Housing projects.

2. Can 11x17 pages be used in the Project Approach? If so, how many pages will that count for?

Yes. In the Project Approach section, 11x17 paper may be used and will be counted as 8.5 x11. This means you may use up to 5 double-sided 11x17 pages for the Project Approach section.

3. Are two proposals necessary if the development team remains the same for both projects? May we provide one proposal with two project approaches – one for Orchard Park and one for West Village?

Two proposals are necessary even if the development team remains the same for both projects. You may repeat the Section 1 material for each proposal, but we would like two separate, free-standing proposals -- one for each project.

4. Does the zero net energy goal apply to both Orchard Park and West Village?

No. The zero net energy goal applies to the West Village Project only. However, the Developer teams will be evaluated on their approaches to sustainability for each project. (See, RFP, Review Process)

5. Does the required 150' (verify distance) buffer for the agricultural areas include the drainage zone or is it in addition to it?

The use of the agricultural buffer designated as the "storm water swale" in the attached site diagram for the West Village Transfer Student Housing Project. Please note that the area marked in green as the storm water swale on the west side of the project is in fact a 100 foot wide agricultural buffer that may be used for drainage and recreation. No buildings, parking or roads may be built on that area.

6. How locked in are the proposed roads in the RFQ diagram around the recreation areas on our site - is there flexibility to modify, or add a roundabout and road across the site?

WVTSH

The University is willing to consider alternative road alignments that make sense for the West Village Transfer Student Housing Project, keeping in mind connectivity to any possible future phase of West Village to the west of the Project site.

7. Is there a utility report that shows what the additional capacity is if we propose more than RFQ beds?

Not at this time. A utility study for each site will be developed by the University as part of the collaborative design process during the exclusive negotiation period.

8. The University will be demolishing Orchard Park's existing buildings and vegetation not to be saved per the RFP. Is the surface demolition and existing underground utilities going to be demolished within the site as part of the demolition package?

ORCHARD PARK

We will upload the 95% demolition drawings to the RFP website under the Orchard Park page.

9. Given the scale of the combined projects, we believe that it may be impractical for the local construction industry to supply the construction of both projects at once. Would the university be amenable to the two projects being phased and delivered over the course of two or three years, rather than all units coming on line in 2020?

UC Davis' strong preference would be for both projects to be delivered in 2020. If the Developer team believes this to be infeasible or impractical, the campus will require the delivery of Orchard Park as one phase in 2020, but would be open to evaluating the phasing of the delivery of the West Village Transfer Student Housing Project. If the Developer team is recommending a phased approach for the West Village Transfer Student Housing Project, this should be covered in the Project Approach section of the response, along with any cost escalations or savings related to the phasing plan.

10. What amount, type, and at what cost might UCD provide off-site parking amenities for grad-student residents? Would off-site parking services include security to ensure safety of vehicles that are parked for extended periods?

The remote parking plan is currently being developed and will be informed in part by the needs of both projects. Remote parking will likely be surface parking covered by solar canopies. Security of the residents and their cars will be of the highest concern during the planning process.

11. If the developer is proposed to be a joint venture or partnership, will the one page limitation for qualifications and experience apply to the partnership as a whole or will each development company be allotted one full page each?

If the Developer is proposed to be a joint venture or partnership, each member of the JV or partnership will be allocated one full page to share their qualifications and experience.

12. Please advise to the EIR / CEQA expectations for both the Orchard Park and West Village developments. Is there a density limitation for any reports submitted or approved?

Both projects will be included in the upcoming environmental impact report (EIR) for the campus' 2017 Long Range Development Plan (LRDP), which is expected to be presented to the Regents for adoption in May 2018. While the 2017 LRDP EIR will be a programmatic EIR pursuant to the Guidelines for Implementation of the California Environmental Quality Act, the Orchard Park and West Village developments will be further evaluated in the 2017 LRDP EIR at the project-specific level. This project-specific analysis will complete the CEQA process for these projects and allow for project approval at the time of adoption of the 2017 LRDP. The Notice of Preparation for the 2017 LRDP EIR can be found at campustomorrow.ucdavis.edu. The NOP included a population projection for the Orchard and West Village developments. Any density proposed by the RFP respondents that is higher than the NOP population projection can be incorporated into the upcoming Draft LRDP EIR as part of the updated and more detailed project description. No building height limitations have been identified for campus residential land uses and the proposed projects are outside of the campus airport restriction areas.

13. Will the Developer/Owner of the Orchard Park site be required to maintain the protected/preserved trees (Cork Oak) or will the University maintain them?

The Developer/Owner will be required to maintain the protected/preserved trees.

14. Can we get an updated copy of the West Village neighborhood master plan?

WVTSH

The Neighborhood Master Plan, which was part of the 2003 LRDP, has not been updated. A link to the NMP will be added to the West Village Transfer Student Housing Project Page on the RFP website.

15. Is the review/screening committee the same or different for each of the two project sites?

There is one selection committee for both projects.

16. What format will be used for the oral presentation/interviews? How long and can we use projectors for the presentations?

The detailed instructions for the oral presentations/interviews will be sent to the Developer teams selected to be interviewed. Currently, these interviews are scheduled to be 1.5 hours, though that is subject to change. Projectors may be used.

17. Who will represent UC Davis at the oral presentation/interviews?

There will be a selection committee comprised of representatives from Student Housing, Real Estate Services, Graduate Studies, Capital and Space Planning, the Office of the President, and students. Mary Hayakawa, Executive Director, Real Estate Services will serve as the facilitator for the oral presentation/interviews.

18. Are there any agreements in place that would either allow or preclude the use of some of the common facilities in other / existing West Village housing?

WVTSH

The other/existing West Village housing is owned and operated by West Village Community Partnership, LLC. There are currently no agreements in place to allow for any shared use of the common facilities.

19. If a developer submits an RFP Stage 1 response for both Orchard Park and for West Village, does the developer need to submit two complete RFP responses – one response for each project? Each response to be in accordance with the RFP Submittal Requirements detailed on RFP pages 13 – 15.

See answer to Question 3.

20. In the Project Approach section, does 5 double-sided pages mean 5 pieces of paper with type on both sides? Or does it mean 3 pieces of paper with type on five of six sides?

5 double-sided pages means 5 pieces of paper with type on both sides.

21. In the Project Approach section, can we put the conceptual draft schedule and work plan on an 11x17 page so it is easier to read?

See answer to Question 2.

22. Does UC Davis intend to offer any stipend to teams that are not selected for either project?

No.

23. If the Developer team is submitting for both Projects, does the University require 2 books; a separate book for each Project, or 3 books; a separate book for each Project, and a 3rd for both Projects combined? If there is flexibility in the ownership structure pending UC Davis preference, should we notate that in the letter of intent?

If a respondent is proposing on both Projects, there should be a separate, free standing proposal for each such Project. A third proposal for both Projects, is not necessary. Please use the Project approach section in each proposal to describe any cost savings on premiums related to doing both Projects and any other alternative details such as entity, financing, etc. that may vary if both Projects are awarded to the same respondent.