

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

Stage 2 RFI Questions and Responses – Second Set
August 25, 2017

Clarifications from the University based on issues raised at the Design Charrettes

- 1. In Section II. C. 7 of the Stage 2 RFP, the sentence “The Orchard Park Redevelopment Project shall be designed to be all electric” should be changed to “Campus would prefer the Orchard Park Redevelopment Project to be all electric, but the use of gas on site may be evaluated to the extent it helps to achieve the Project’s affordability goals.”*
- 2. In Section II. C. 2 of the Stage 2 RFP, please include the project milestones as shown, but, you may assume that formal review by the Campus will only occur at 100% schematic design, 100% design development and at 95%/100% construction documents. UC Davis staff will be providing informal, day-to-day input throughout the design process with the selected Developer.*
- 3. At one of the Design Charrettes, the question was raised about the appropriate sustainability approach because Campus has a higher standard than the UC Sustainable Practices Policy. The language set forth in Section II. C. 7 of the Stage 2 RFP remains the same except for the change made in response 1, above.*
- 4. At one of the Design Charrettes, the question of furnishings for Orchard Park was raised. At this point, for the pro forma, please assume that none of the 200 two-bedroom apartments for UC Davis students with families will be furnished and that 30% of the apartments for single graduate students will be furnished.*
- 5. Laundry, laundry, laundry. Based upon our discussions at the Design Charrettes, please provide a cost analysis that provides the rent differential for a common laundry facility versus in-unit laundry. Please provide costs for both stackable washer/dryers and side by side full size washer/dryers for the in-unit option.*
- 6. For the West Village Transfer Student Housing Project, please assume that the rents specified in the Stage 2 RFP will apply to 1,875 beds. For any beds in excess of 1,875, rents up to 95% of comparable units in the Davis market may be charged. As stated in Section I 1 C: “UC Davis Student Housing and Dining Services will master lease up to 1,200 beds from the selected Developer at the starting rents noted above for five years with five one-year options to extend with a continuing right of first offer to lease additional beds from the selected Developer.”*
- 7. As discussed at the Design Charrettes, please provide us with a stand-alone pro forma for the delivery and lease back to the Campus of the parking lot south of the West Village Transfer Student Housing Project. Please assume 800 stalls of parking. Parking canopies may be used in the parking lot to provide space for solar photovoltaic arrays to serve the West Village Transfer Student Housing Project.*
- 8. As discussed at the Design Charrettes, please assume the Community Center for the West Village Transfer Student Housing Project will be 20,000 square feet of cold shell.*

9. *The Stage 2 RFP Schedule in Section II. B. is modified as follows:
“Submittal Deadline for Stage 2 RFP Friday, September 1, 2017 12:00 p.m. PDT”*

Developer Questions

10. **UC Davis Master Lease at West Village.** Q&A #25 states “The rates provided in the RFP for the master leased beds for the West Village Transfer Project is not inclusive of utilities.” Will the University please confirm which utilities the developer may charge in addition to the RFP rates for the master leased beds – Electricity? Water & Sewer? Compost/Recycling/Trash? Internet? CATV? Other? Are these utilities to be billed to the University or to individual residents who occupy master leased beds?

Water and sewer, Compost/Recycling/Trash should be included in the rent. In other words, these utilities are included in the capped rates of \$600 and \$750 per month. Electricity, Internet, CATV can be billed as a pass through. On the master leased units, these charges will be paid by UC Davis Student Housing and Dining Services.

11. **West Village Rents.** At the charrette, the University verbally conveyed that for any West Village beds in excess of 1875, the developer may charge market rent. Did the University mean to say that for any West Village beds in excess of any master leased beds, the developer may charge market rent? If the University did mean the former (i.e., only beds in excess of 1875 will be charged market rent), this may result in the developer charging two different rents for the same unit type. Namely, (A) a stipulated rent for beds in excess of those master leased beds, but not in excess of 1875 beds and (B) a market rent for all beds in excess of 1875. Was this the University’s intent?

Please see response 6, above.

12. **Utility Presentment.** Given the structure of the UC Davis proforma templates, does the University want developers to show both utility expenses and recovery of certain utility expenses? Or, may the developer portray utilities in any applicable manner?

You may portray utilities in any applicable manner as long as it is transparent as to how you included it in your pro forma. In other words, make sure to include a separate worksheet if you use a roll up on the summary sheet.

13. **Bicycle Parking.** The RFP calls for secure and convenient bicycle parking. Does “secure” imply a weather-tight enclosure; a fenced, screened and gated area; or an open outside space with landscaping and the campus’ standard lockable bicycle racks? During the charrette we heard several interpretations from the University participants.

*Covered bike parking is preferred, but it does not have to be a weather-tight enclosure, nor fenced, screened, or gated. At a minimum, please include the campus standard lockable bike racks.
<http://schenterprisesllc.org/products/4-bike-racks/139-lightning-bolt-lr-series-racks-patented-d391-902-amp-d391-903>*

14. Do UC Davis RAs live in units with non-RA student residents?

For the West Village Transfer Student Housing Project, please assume one RA bed for every 100 students for the entire population, not just the master leased population. At this point, separate RA units do not have to be planned – RA's will be integrated into the larger student population. For the pro forma, assume that UC Davis Student Housing and Dining Services will not pay for the RA beds. No RA beds need to be planned for the Orchard Park Project.

15. Can we show subordinated expenses on the official UC Davis pro forma spreadsheet as a separate line item?

Yes.

16. Is there any flexibility to slightly increase the stipulated master lease rates of \$600/month and \$750/month on the West Village site?

For the pro forma, please provide one spreadsheet using these rents and a separate spreadsheet showing the rents you would like to propose.

17. Are site lighting energy loads such as pathway and street lighting to be included in the net zero energy goals for the West Village project?

No.

18. Within Orchard Park, it is noted on page 6 that gas will likely be served by PG&E from the north, and on page 20 (section 7) we believe there is an error indicating that Orchard Park is to be all electric. Please confirm that Orchard Park can be served by gas, and not all electric. We know that West Village is intended to be all electric.

Please see response 1, above.

19. For calculation of net zero requirements at West Village, and coordination at Orchard Park, please confirm if the street lighting and/or site lighting shall be served by the campus infrastructure, and not generated by the project itself.

This will be determined during the design process with the selected Developer. For the pro forma only, please assume that the Projects will bear the costs of both the construction and operations of the street lighting and site lighting. Please assume in both instances that the street lighting and site lighting for both Projects will be connected to PG&E, not campus electrical service. Do not include the loads in the net zero calculations for West Village.

20. Within the RFP, there is language that the Campus will provide an updated storm water study during Stage 2 of the RFP as an addendum. This note occurs on page 5 of the RFP associated with Orchard Park. Please advise if this information is available.

The updated storm water study has not been completed by the Campus' consultant. For the pro forma, please use \$500,000 as the cost for the storm water project associated with Orchard Park.

21. Within the West Village section of the RFP (page 10), it is noted that a soil survey is being performed to determine if "NOA" is present and an addendum will be issued in Stage 2 to reflect the results. Please

advise if such results are available. In addition, advise if a geotechnical report will be issued with this addendum for West Village.

The results from the West Village soil test for NOA is not yet available. Geotechnical studies will be performed by the selected Developer during exclusive negotiations.

22. At Orchard Park, will the family housing have any furnished units? With the grad housing have any furnished units?

Please see response 4, above.

23. At Orchard Park, will the “market rents” be 5%+/- below the current Orchard Park rates?

For Orchard Park, the “market rents” will be “market rents” for comparable rental units in the City of Davis.

24. At West Village, do all 1,875 beds need to be underwritten at the affordable transfer rate? Will UC Davis master lease all of these beds?

Please see response 6, above.

25. At West Village, can there be any gas utilities?

No.

26. Will the “market rents” be 5%+/- below the current West Village rates?

Please see response 6, above.