

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



UCDAVIS

Request for Proposals – Stage 1

May 30, 2017

Orchard Park Redevelopment and UC Davis West Village Transfer Student Housing Development Opportunities Request for Proposals – Stage 1

Key Dates

5/30/17	Solicitation Period Begins
6/9/17	Question & Answer Session
6/23/17	Stage 1 Proposals Due
7/10/17-7/11/17	Stage 1 Interviews
7/17/17	Distribution of Stage 2 RFP
8/16/17-8/22/17	Stage 2 Design Charrettes
9/11/17-9/15/17	Stage 2 Interviews and Selection of Developer
9/18/17	Exclusive Negotiation Begins



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Introduction

The Regents of the University of California (“University”) on behalf of its Davis campus (“UC Davis”) is seeking a Developer or Developers (“Developer”) to design, construct, own and manage two rental apartment communities to serve UC Davis students with families and graduate students, and transfer students respectively. The Developer will be selected from those Developers previously selected through the University’s *Request for Information for the Development of Student Housing*, dated November 15, 2016 and listed below:

- American Campus Communities
- EdR
- Capstone Development Partners LLC
- Balfour Beatty
- Hunt Companies
- Servitas
- University Student Living
- CA Student Living

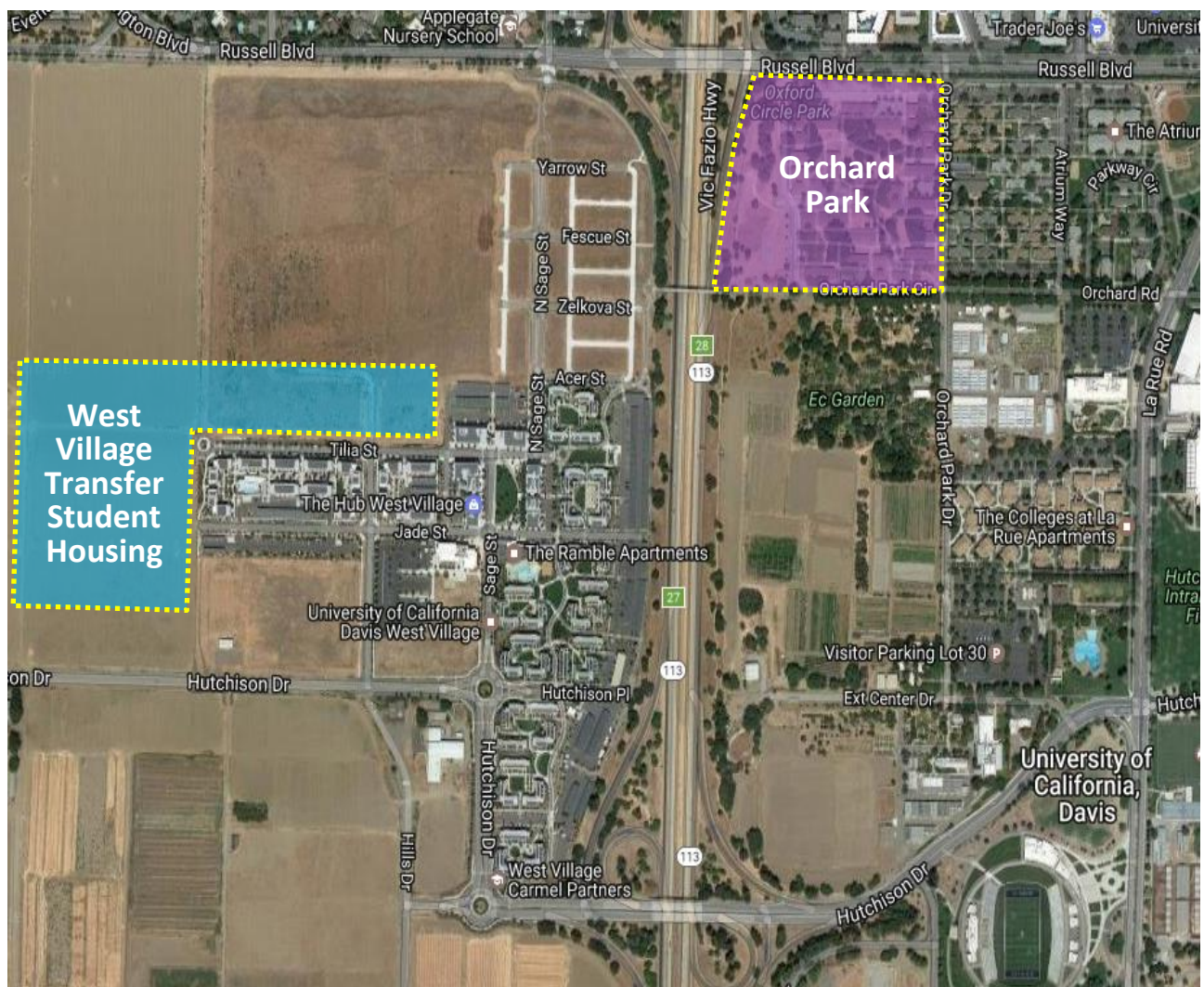
The two projects envisioned by UC Davis will be the Orchard Park project and the West Village Transfer Student Housing project (“Project” or collectively “Projects”). The Orchard Park Project will provide 200 affordable two-bedroom apartment units to serve UC Davis student families, married students or students with registered domestic partners, and a target of an additional 700 beds for single graduate students. The West Village Transfer Student Housing Project will provide a target of 1,875 beds of apartment-style student housing, a majority of

which (approximately 1,000 beds) will be master leased back to the UC Davis campus to serve the large transfer student population.

Respondents to the Stage 1 Request for Proposals (“RFP”) may respond for either one or both Projects. Through this RFP, the University intends to select a Developer or Developers with whom it may negotiate and enter into a ground lease or ground leases and/or other agreements for one or both Projects. The selection process will be conducted in two stages. A short list of Developers will be selected from those Developers responding to this Stage 1 solicitation and will be invited to respond to the Stage 2 RFP. Stage 2 of the process will include detailed pro formas, a design charrette and an additional Developer interview.

Key Statistics/About UC Davis

Founded in 1908 as the University Farm, UC Davis became a general campus in 1959. UC Davis is located on the southern edge of Davis, California, 15 miles southwest of Sacramento and 90 miles northeast of San Francisco. The core campus lies north of Interstate 80 and east of Highway 113. At approximately 5,300 acres, UC Davis is the largest of the University of California campuses.



Current enrollment planning for the UC Davis campus forecasts a potential student population of about 39,000 by 2027-2028.

The residential rental market in the City of Davis is severely constrained with less than a 0.2% vacancy rate (<https://studenthousingrfp.ucdavis.edu/sites/g/files/dgvnsk746/files/inline-files/2016vacancyreport.pdf>) in the 2016-2017 academic year. In 2015-2016 more than 9,400 students, approximately 29% of Davis enrollment lived on campus; about 5,250 traditional first-year students (freshman) lived in residence halls while another 4,150 upper-division undergraduate and graduate students lived in apartments. In addition, UC Davis master leases additional beds in the City of Davis to accommodate transfer students.

Project Summary – Orchard Park

PROJECT GOALS

UC Davis is seeking a Developer to redevelop Orchard Park to provide affordable housing for UC Davis students with families, married students or students with registered domestic partners, and single graduate students. UC Davis' goals for the Orchard Park Project are **to maximize affordability, to enhance the quality of resident life, and to provide for exceptional facility design and operations**. The Project should be available for occupancy by August 2020.

Affordability

- The selected Developer will be required to provide at least 200 two-bedroom apartments (400 beds) for UC Davis students with families at a starting rent of **\$1,000 per unit in 2017 dollars**. The campus seeks to limit the annual rent escalations on these affordable units to the lesser of (i) CPI, or (ii) 2%.
- The selected Developer will be allowed to build a target of 700 beds for single graduate students. The exact number of beds, apartment unit mix, number, height and massing of buildings, common facilities, parking provisions and all other design matters will be determined by a collaborative site planning design process beginning with the second phase of the RFP process. These units should be designed to maximize affordability and density. The starting rent for these units will be the market rate (as of 2020) for comparable units in the Davis market (to be identified in the ground lease). Annual rent escalations on these market rate units will be the lesser of (i) CPI, or (ii) 3%.
- The selected Developer will be asked to eliminate security deposits or to allow for security deposits to be paid in installments over time to assist with affordability.

Quality of Resident Life

- The selected Developer will be asked to provide a long-term property management plan to provide best-in-class property management.
- The ground lease will provide for an annual evaluation of property management services by UC Davis Student Housing and Dining Services and UC Davis Real Estate Services using agreed upon performance metrics.

- The selected Developer will be asked to work closely with UC Davis Student Housing and Dining Services to develop a resident program to provide support to the graduate students and student families who live at Orchard Park.

Facility Design and Operations

- The selected Developer will be required to develop a site plan that maximizes density on the site. Student family units should be located on the first and/or second floors, if possible, with easy access to the outdoors and neighborhood open space.
- The Project should be designed to preserve all existing heritage oak trees at Orchard Park (https://studenthousingrfp.ucdavis.edu/sites/g/files/dgvnsk746/files/inline-files/TreeSurvey_1.pdf).
- The Project should include open spaces with recreational amenities for children and adults throughout the site and a large common green space.
- The Project should include a community building.
- The Project does not impose a building height restriction. Exceeding the target of 1,100 beds is encouraged, if financially feasible.
- The Project should incorporate low-impact design features to treat storm water run-off from the site consistent with the UC Davis Storm Water Master Plan.
- The Developer should present the most cost effective laundry strategy – whether in unit or common laundry facilities.
- Each student family unit should be provided with one on-site parking space.
- The Project should be designed as a bicycle-oriented development. On-site automobile parking for the Project should be minimized to the extent feasible and alternative parking and transportation solutions should be evaluated. The University will work with the selected Developer to minimize on-site parking allowing for more acreage to be used to provide more student housing on the Project site. The University may provide remote, off-site parking to serve the Project.
- The Project should incorporate bike-friendly amenities on-site and include dedicated bicycle pathways and secure bicycle parking (at least 1 bike parking spot per bed) and bike-friendly circulation.

PROJECT SITE

The Orchard Park Project site consists of approximately 19 acres located at the northwest corner of the UC Davis core campus. The Project site is bounded by Russell Boulevard to the north, Orchard Park Drive to the east, Orchard Park Circle to the south and Highway 113 to the west. Properties adjoining the Project site are the Russell Park student housing project to the east and the Baggins End Innovative Housing Project (the “Domes”) to the south.

The Project site is presently improved with the Orchard Park apartment complex, comprised of 200 two-bedroom apartments in 22 two-story buildings originally constructed in 1963. The complex has been vacant since 2014. UC Davis will demolish the complex during the fall of 2017 and will deliver a vacant site to the selected Developer.

One of the opportunities and constraints of the Project site is a large number of heritage cork oak trees. A complete tree inventory can be found at

https://studenthousingrfrp.ucdavis.edu/sites/g/files/dgvnsk746/files/inline-files/TreeSurvey_1.pdf. The design team for the selected Developer should plan for the preservation of these trees in the site plan for the Project. UC Davis' goal is to preserve all heritage oak trees. The demolition Project is planning to remove all non-heritage trees to provide greater design flexibility.

All utilities are available to the site with main distribution lines existing in Russell Boulevard and Orchard Park Drive. UC Davis staff believes that utility capacities are adequate to serve the Project; however, the Developer will be expected to confirm the adequacy of utilities and will be responsible for all utility costs/fees as a cost to the Project, including any connection fees for campus utilities. Electricity and gas will likely be served by PG&E from the north end of the Project site, while the wet utilities including domestic water, storm water and sewer will be served by UC Davis campus infrastructure from the south end of the Project site.

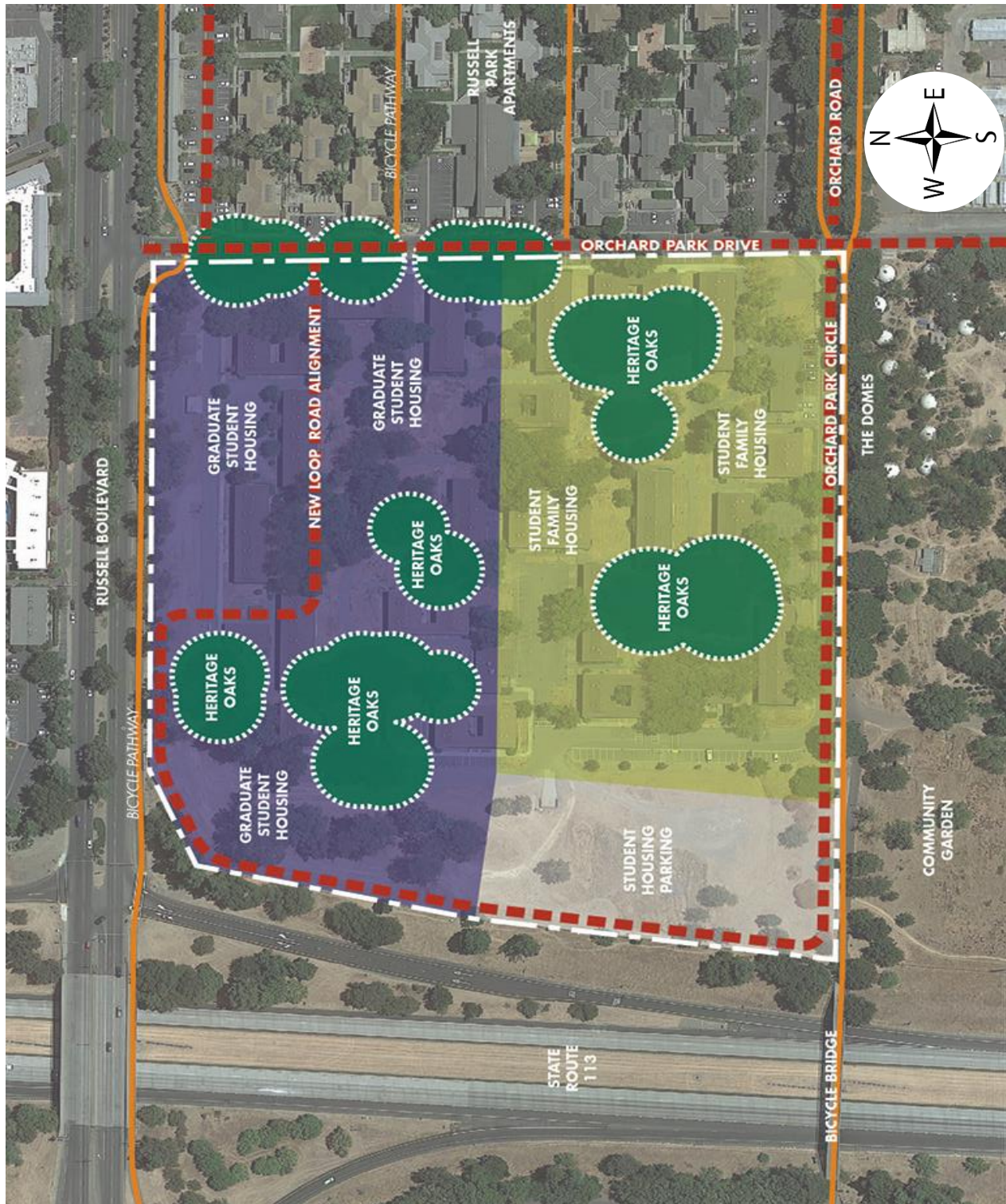
At a minimum, UC Davis will require that the design of the Project meet the UC Sustainable Practices Policy (<http://www.ucop.edu/ucophome/coordrev/policy/sustainable-practices-policy.pdf>), and take into account the UC Carbon Neutrality Initiative (<http://www.ucop.edu/initiatives/carbon-neutrality-initiative.html>). Additional sustainable and environmentally-responsive elements such as aggressive energy efficiency measures and renewable energy are preferred and Developer teams will be given extra consideration for leading-edge sustainable design elements.

The selected Developer will be required to comply with the provisions of law governing public works including, without limitation, Labor Code sections 1773, 1773.2, 1773.3, 1773.8, 1775 (payment of prevailing wages), 1776 (payroll records), and 1777.5 (employment of apprentices).

As the site is University-owned, the Project is not subject to the zoning and building ordinances of local jurisdictions, including building permits and inspections. The Regents of the University of California will serve as the entitling body for the Project, and as such will function as the lead agency with respect to compliance with the California Environmental Quality Act ("CEQA"). The University will serve as the building official with respect to review and approval of Project construction documents and inspection of the construction of the Project. Project construction plans will also be subject to review and approval by the campus designated State Fire Marshal. The design of the Project will be subject to the approval of the Board of Regents.

Additional information about the Orchard Park Project, Demolition Plan, and PG&E Easement, Graduate Studies Student Family Housing website and UC Davis Student Housing and Dining Services website can be found at <https://studenthousingrfrp.ucdavis.edu/orchard-park>.

Site Diagram – Orchard Park



Project Summary – West Village

PROJECT GOALS

UC Davis is seeking a Developer to design, construct, own and operate a new student housing project to be constructed at UC Davis West Village (“West Village”) to serve transfer students. Goals for the West Village Transfer Student Housing Project are **to maximize affordability, to build community, and to provide for exceptional facility design and operations**. The Project should be available for occupancy by August 2020.

Affordability

- The selected Developer will be required to provide a target of 1,875 beds of apartment-style housing at a **starting rent not to exceed \$750 per bed (single occupancy-1 bed per bedroom) and \$600 per bed (double occupancy-2 beds per bedroom) in 2017 dollars**. Annual rent escalations will be the lesser of (i) CPI, or (ii) 2%.
- Up to 30% of the bedrooms may have double occupancy. This means that up to 1,500 bedrooms may be constructed to reach the total desired target of 1,875 beds.

Building Community

- The selected Developer will be asked to provide a long-term property management plan to provide best-in-class property management.
- The ground lease will provide for an annual evaluation of property management services by UC Davis Student Housing and Dining Services and UC Davis Real Estate Services using agreed upon performance metrics.
- UC Davis Student Housing and Dining Services will master lease up to 1,000 beds from the selected Developer 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. UC Davis Student Housing and Dining Services will then enter into Student Housing Agreements with the individual transfer students as to such beds.
- UC Davis Student Housing and Dining Services will provide residential programming, including resident assistants and other program managers, to the transfer students geared to provide them with the necessary resources to succeed at UC Davis.

Facility Design and Operations

- West Village is designed to be a zero net energy community. The Project should be designed to be all electric and zero net energy from the grid on an annual basis.
- The selected Developer will be required to develop a site plan that maximizes density on the site.
- The Project should include a community building that features individual and group study spaces and a community room that can be used for larger gatherings. Study spaces should also be integrated into the Project at the building scale and incorporated in the outdoor living space.
- The Project should include the design, construction, and maintenance of an approximately three-acre Central Green, to be designed collaboratively by the selected Developer and the

University and to be used by the residents of the Project and the larger West Village neighborhood.

- The Project does not impose a building height restriction. Exceeding the target of 1,875 beds is encouraged, if financially feasible.
- The Project should incorporate low-impact design features to treat storm water run-off from the site consistent with the UC Davis Storm Water Master Plan.
- The Developer should present the most cost effective laundry strategy – whether in unit or common laundry facilities.
- The Project should be designed as a bicycle-oriented development. On-site automobile parking for the Project should be minimized to the extent feasible and alternative parking and transportation solutions should be evaluated. The University will work with the selected Developer to minimize on-site parking allowing for more acreage to be used to provide more student housing on the Project site. The University will provide off-site parking on a site adjacent to the Project.
- The Project should incorporate bike-friendly amenities on-site and include dedicated bicycle pathways and secure bicycle parking (at least 1 bike parking spot per bed) and bike-friendly circulation.

PROJECT SITE

The West Village neighborhood is located to the immediate west of Highway 113 and the main campus, between Russell Boulevard and Hutchison Drive. The West Village Transfer Student Housing site consists of approximately 22 acres located in the West Village neighborhood, bounded by Acer Street to the north, the Viridian and Solstice apartments to the east, an agricultural buffer to the west, and unimproved land to be used as a new surface parking lot to be designed, owned and operated by the University to the south. The Project site is directly adjacent to the Solstice and Viridian apartment complexes that are owned by West Village Community Partnership, LLC and operated by Greystar.

The Project site is presently unimproved.

All utilities are available to the site. UC Davis staff believes that utility capacities are adequate to serve the Project; however, the Developer will be expected to confirm the adequacy of utilities and will be responsible for all utility costs/fees as a cost of the Project, including any connection fees for campus utilities. Electricity will likely be served by PG&E from the north end of the Project site, while the wet utilities including domestic water, storm water and sewer will be served by UC Davis campus infrastructure from the south end of the Project site.

UC Davis will require that the design of the Project be all electric and meet a zero net energy standard as well as all provisions of the UC Sustainable Practices Policy (<http://www.ucop.edu/ucophome/coordrev/policy/sustainable-practices-policy.pdf>) and take into account the UC Carbon Neutrality Initiative (<http://www.ucop.edu/initiatives/carbon-neutrality-initiative.html>).

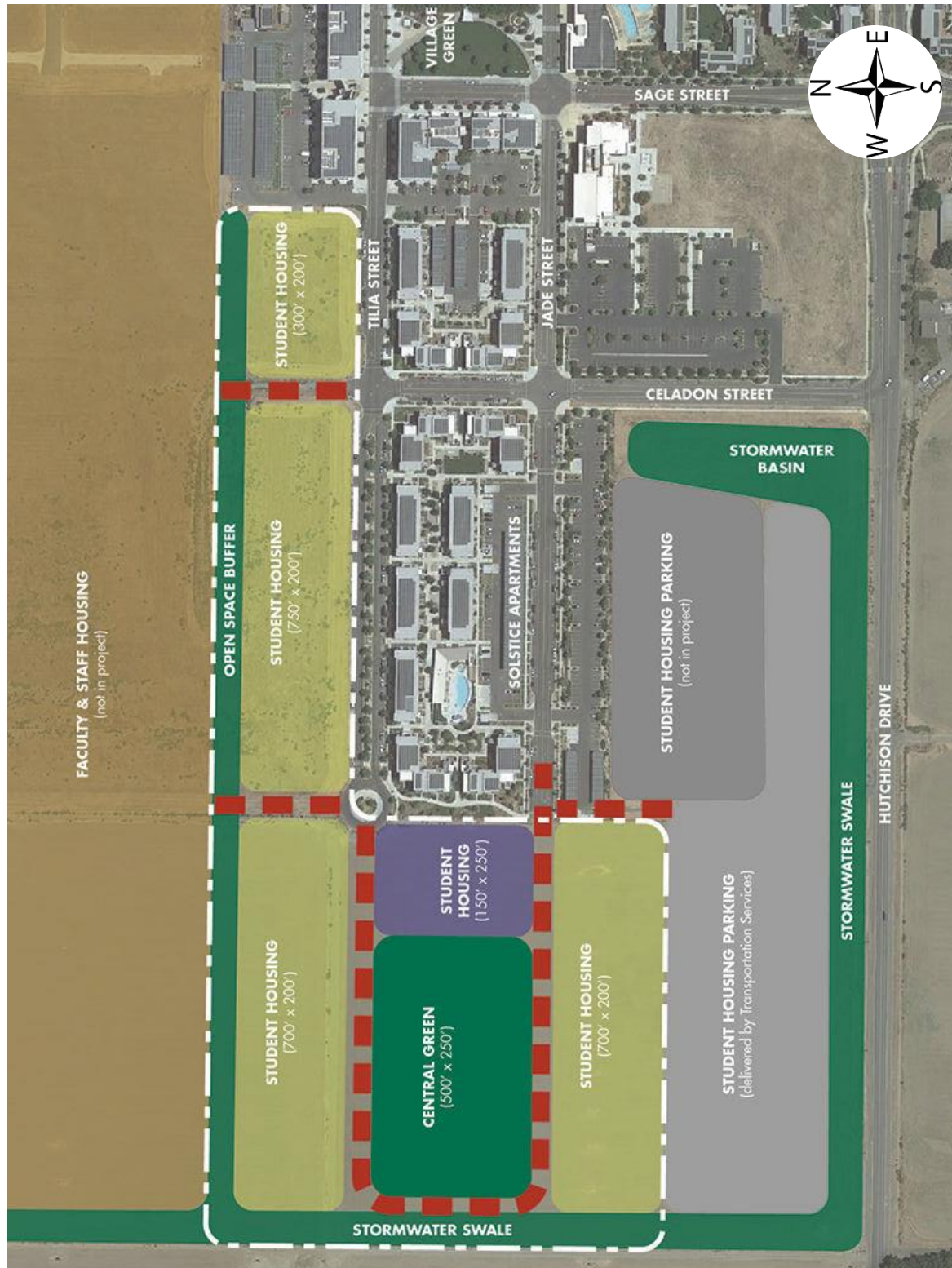
The selected Developer will be required to comply with the *Memorandum of Agreement Re: University of California, Davis—West Village, Department of Industrial Relations Coverage Determination Public Works Case No. 2010-024, December 20, 2013* dated January 15, 2016

(https://studenthousingrfp.ucdavis.edu/sites/g/files/dgvnsk746/files/inline-files/Settlementagreement_0.pdf).

As the site is University-owned, the Project is not subject to the zoning and building ordinances of local jurisdictions, including building permits and inspections. The Regents of the University of California will serve as the entitling body for the Project, and as such will function as the lead agency with respect to compliance with the California Environmental Quality Act ("CEQA"). The University will serve as the building official with respect to review and approval of Project construction documents and inspection of the construction of the Project. Project construction plans will also be subject to review and approval by the campus designated State Fire Marshal. The design of the Project will be subject to the approval of the Board of Regents.

Additional information about the West Village Transfer Student Housing Project, Settlement Agreement – Carpenters Union, PG&E Easement, Annual Davis Vacancy Report, Transfer Student Amenities Survey, UC Davis Student Housing and Dining Services website can be found at <https://studenthousingrfp.ucdavis.edu/west-village-0>.

Site Diagram – West Village



Scope of Services

GROUND LEASE & PROJECT STRUCTURE

The University will retain fee title ownership of both the Orchard Park and West Village Transfer Student Housing sites and will provide a long-term ground lease agreement for each site for the purposes of financing, developing, and operating each Project.

The University will evaluate the effect of each Project's financing and business terms on the University's credit rating and the campus' debt capacity within the University. The University is currently considering a number of potential Project/financial structures to meet its goals and anticipates providing greater clarity for Project structuring with the Stage 2 RFP.

Such opportunities may include:

- (i) Tax-exempt Project revenue bonds, with the selected Developer or Developers earning a fee to develop and operate the Project under contract with a qualified non-profit entity that will be selected by the University, in which the entity would enter into a ground lease of the Project site(s) and own the completed Project(s) (and variations thereon); or
- (ii) Private equity capital with commercial financing, with the selected Developer or Developers entering into the ground lease(s) of the Project site(s) and owning and operating the completed Project(s) (and variations thereon).

The business terms of the ground lease(s) will be subject to the approval of the Board of Regents.

Submittal Requirements

STAGE 1 SUBMITTAL OVERVIEW

The purpose of the Stage 1 RFP is to request the identification and qualifications of all key Developer team members proposed to participate in the development and operation of each Project. Respondents are also asked to provide responses to certain key issues that the University considers critical to each Project. Respondents shall submit a separate submittal for each Project for which they would like to be considered.

STAGE 1 SUBMITTAL REQUIREMENTS

Respondents may propose on either Project or both Projects. If a Respondent proposes on both Projects and is selected to respond to the Stage 2 RFP, they should be prepared to submit a combined pro forma for both Projects as well as separate pro formas for each individual Project.

Developer Team Qualifications and Project Examples

1. Entity.

For each Project, identify the entity that would be the Developer, including any update of information from your Statement of Qualifications (“SOQ”) submitted in response to the University’s “Request for Information for the Development of Student Housing” dated November 15, 2016. Include a table which identifies the Firm Executive and key personnel submitted as a part of your SOQ, and if the Firm Executive or other key personnel who will be working on the Project or Projects are other than the Developer’s officers stated in your SOQ. Clearly identify who is being replaced and by whom.

If the project manager or other key personnel who will be working on the Project or Projects are other than the Developer’s officers, provide the names, addresses, and brief biographical summaries for the project manager and other such key personnel. Additionally, note the length of time key leaders and key personnel who will be working on the Project or Projects have been with the company.

If the Developer is proposed to be a joint venture or partnership, provide information demonstrating that the entity that was previously selected through the University’s “Request for Information for the Development of Student Housing” dated November 15, 2016, will retain control of the joint venture or partnership and will serve as the lead Developer, and provide the following information for each additional entity comprising the joint venture or partnership:

- Entity’s name and its legal status
- Entity’s employer identification number
- Entity’s address
- The full names of the entity’s officers, their addresses, and brief biographical summaries
- Disclose any outstanding legal claims within the last three years in excess of \$50,000 against the Developer or any key personnel, including the source of such claims, their amount and status. Disclose any criminal convictions of any key personnel other than simple traffic convictions.

2. Developer Team.

For each Project, identify the following Developer team members and key personnel assigned to the Project(s) within an organizational chart:

- Developer
- Architect
- Civil Engineer
- Structural Engineer
- MEP Engineer
- Landscape Architect
- General Contractor
- Property Manager
- Sustainability Specialist

Describe the qualifications and experience of each team member with this type of Project and provide brief biographical summaries for each key individual who will be working on the Project or Projects (please limit to one page for each).

3. **Project Examples.**

Please include in your Project examples, a summary of student housing projects on a UC campus in which any of the Developer team members have played the role that they are proposed to play in this Project or Projects.

Project Approach (please limit response to this section to 5 double-sided pages for each Project).

1. **Affordability Strategy.** For each Project, submit a strategy for:
 - Minimizing initial rents and long-term rents
 - Eliminating security deposits or allowing for payment of security deposits in installments
 - Balancing affordability with sustainability goals
 - Identifying financing strategies to achieve the lowest possible rental rate for student occupants, considering potential advantages and disadvantages of tax-exempt bond financing and private equity/commercial financing alternatives
2. **Draft Schedule and Work Plan.** For each Project, submit a conceptual draft schedule and work plan, indicating major milestones and description of scope of work for each major task from selection as the Developer through occupancy of each Project. Additionally, explain your understanding of the current regional construction market and its potential impact on Project costs and schedule.
3. **Communications and Community Sensitivity Strategy.** Describe your experience and approach to working with a concerned community and/or campus stakeholders, including approach to communications, engagement, and coordination.
4. **Facilities Management.** Describe your general operations and maintenance approach, including your preferred strategy for capital reserves and renewal work, the integration of the property

manager in the development team, and approach to engagement with the students and broader campus community. In the Stage 2 RFP, the University may request a proposal option that contemplates using University of California employees to perform custodial and landscaping services during the property management period of the ground lease. In your response to this Stage 1 RFP, please indicate your willingness to meet this request.

5. Optimizing Development Potential. For each Project, submit a strategy for evaluating and optimizing the Project site or Project sites for development, including strategies to maximize density and minimize on-site parking.

STAGE 1 SUBMITTAL PROCEDURES

Please submit your Stage 1 proposal in accordance with the following procedures:

1. Submit your Stage 1 proposal on 8.5" x 11" paper, preferably in portrait orientation, printed double-sided and bound, and an electronic version in PDF format on a flash drive. Emphasis should be on completeness and clarity of content.
2. Stage 1 proposal materials shall be tabbed, with sequentially numbered pages and organized as follows:
 - Letter of Interest: Brief summary of the Developer team, understanding of the Project or Projects, and brief overview of approach
 - Section 1: Developer team, organizational chart and information identifying qualifications and project examples
 - Section 2: Project approach, including required narrative responses

Note: Failure to respond to all requested information and/or submission requirements may be considered non-responsive and may disqualify a Respondent from further consideration.

3. Submit fifteen (15) copies of your Stage 1 proposal and an electronic version of the complete Stage 1 proposal. Please note that these materials will not be returned. To be considered, all response materials must be submitted by **June 23, 2017 at 4:00 p.m. Pacific Daylight Time** to:

Mary Goodell Hayakawa
Executive Director, Real Estate Services
University of California, Davis
255 Cousteau Place,
Davis, CA 95618

4. Any questions and requests for clarification related to this Stage 1 RFP should be submitted in writing to Jill Ramsey via email at jnramsey@ucdavis.edu or via the website contact page (<https://studenthousingrfp.ucdavis.edu/contact-0>) prior to **4:00 p.m. PDT on Thursday, June 8, 2017**. No questions will be accepted via telephone and oral explanations or instructions shall not be considered binding on behalf of the University. No other communications with UC Davis or University officials specific to the Stage 1 RFP should take place during the selection process.

Any attempt to influence the selection process could result in the Respondent's proposal not being advanced.

5. The California Public Record Act limits the University's ability to withhold responses to a request for proposal. If a submittal contains trade secrets or financial information that a Respondent does not want disclosed to the public or used by the University for any purpose other than the evaluation of the Respondent's Stage 1 proposal, each page (both hard copy and electronic) containing such information must be marked with the designation "Confidential." Note, however, that the Respondent's designation of information as "Confidential" does not guarantee that such information is exempt from disclosure. The University agrees that if a Public Records Act request is made for disclosure of information so marked, it will notify the submitter of such information so that the submitter will have an opportunity to legally challenge the University's obligation to disclose such information.

Review Process, Schedule and General Conditions

REVIEW PROCESS

The University will conduct an evaluation of all submitted Stage 1 proposals and intends to schedule interviews with all or a select number of Respondent teams. Respondent teams' interview participants will be limited to a maximum of seven (7) key personnel for each Project. The responses to the Stage 1 RFP and interviews (as applicable) will form the basis for the University's selection of approximately three (3) Developer teams for each Project that will be invited to submit proposals in response to a Stage 2 RFP. However, if the submitted Stage 1 Proposals are found to be insufficient to select among the Respondent teams, the University reserves the right to require additional presentations or meetings with the Respondents. Further, the University reserves the right to reject any or all Stage 1 proposals.

The selection committee will consider the following criteria in evaluating each response to the Stage 1 RFP:

- Developer team members' qualifications and previous successful experience in the design and construction of student housing using various types of construction.
- Developer team members' demonstrated student housing management experience and operations success with projects housing a wide diversity of students, but especially transfer students, graduate students, and students with families.
- Developer team's demonstrated experience in developing projects that incorporate sustainable design and construction components, and proposed approach to energy efficient design and the inclusion of renewable energy resources.
- Developer team's demonstrated experience in designing, constructing, and operating projects that are zero net energy.
- Demonstrated understanding of the current regional construction market and effective strategies for addressing factors affecting schedule and cost.
- The comprehensiveness, innovation, and effectiveness of the Respondent's Project approach for each Project, including the logic and comprehensiveness of the draft schedule, work plan and phasing plan, and the reasonableness of the time estimates therein.
- Demonstrated flexibility of the Developer's team in planning and design and ability to work collaboratively to meet the requirements of the campus.
- Developer team interview, including team cohesion and interaction with University stakeholders.
- Responsiveness of the proposal to the Stage 1 RFP requirements and to the Project goals for each Project or Projects.
- Specific experience and qualifications relating to each Project, including, but not limited to:
 - Delivering affordable student housing projects;
 - Utility/infrastructure planning, development, and delivery;
 - Sustainable, low-impact and zero net energy design; and
 - Innovative and balanced approaches to affordability, quality design, lifecycle cost management, project handback, and sustainability/zero net energy goals.

RFP SCHEDULE

The solicitation and evaluation of the Stage 1 RFP responses and the process for selecting the Respondents advancing to Stage 2 are anticipated to follow the time frame below:

Distribution of the Stage 1 RFP	Tuesday, May 30, 2017
Questions for teleconference due	Thursday, June 8, 2017 4:00 p.m. PDT
Optional pre-submittal teleconference	Friday, June 9, 2017 9:00 a.m. PDT
Submittal due date for RFP	Friday, June 23, 2017 4:00 p.m. PDT
Notifications for Developer Team Interviews	Friday, June 30, 2017
Interviews with Developer Teams	Monday & Tuesday, July 10-11, 2017
Announcement of Developer Teams to receive Stage 2 RFP	Friday, July 14, 2017
Distribution of Stage 2 RFP	Monday, July 17, 2017
Stage 2 Design Charrettes with Developer Teams	August 16-22, 2017
Notifications for Developer Stage 2 Interviews	Friday, August 25, 2017
Stage 2 Interviews	September 11-15, 2017
Exclusive Negotiation Begins	Monday, September 18, 2017

STAGE 2 REQUEST FOR PROPOSALS

Respondents may propose on either Project or both Projects. If a Respondent proposes on both Projects, and is selected to advance to Stage 2, they should be prepared to submit preliminary proposals for the combined Project as well as separate proposals for each individual Project. Each such proposal should include: conceptual site plans, phasing plans, representative elevations and floor plans for typical units for each Project, a preliminary pro forma financial analysis for each Project including development cost estimates and the estimated operating income and expenses for the proposed Project. The University will expect Respondents to the Stage 2 RFP to engage with campus representatives in a design charrette prior to the conclusion of the Stage 2 RFP process.

The University anticipates that the Stage 2 RFP process will conclude by mid-September 2017. At the conclusion of the Stage 2 RFP process, the University will select a Developer or Developers for the Projects, and will immediately enter into exclusive negotiations with the selected Developer or Developers. Negotiations will include, initially, the terms of a predevelopment agreement, and, thereafter, the terms of a ground lease and ancillary documents governing the development and ownership of the Project or Projects. The University reserves the right to terminate negotiations with the Developer or Developers first selected and to negotiate with another Developer who was selected and participated in Stage 2 of the RFP process, if negotiations with the Developer or Developers first selected fail, or the Developer or Developers first selected fail to perform.

The Respondents selected to submit proposals in response to the Stage 2 RFP are hereby notified that negotiations with respect to this Project or Projects may begin more than 14 days after the successful proposer for the Project or Projects has been notified of its selection and that more than 45 days will be necessary to complete the documentation for the Project.

The University anticipates the following project stages will occur following the conclusion of the Stage 2 RFP and the final selection of the Developer or Developers:

Predevelopment Agreement

The University expects to enter into a Predevelopment Agreement (“PA”) with the Developer or Developers selected at the conclusion of the Stage 2 RFP. This PA will establish a basis for negotiations and will include provisions for the reimbursement of a portion of the costs of the work the Developer or Developers perform during the Planning and Design Stage (described below) if the Project or Projects do not proceed to the Development Stage. If the University and the Developer or Developers do reach a contractual agreement to proceed with the development, the Developer or Developers will be expected to recoup their costs incurred in the Planning and Design Stage as part of its development budget for the Project or Projects.

Planning and Design Stage

As noted above, Respondents selected to respond to the Stage 2 RFP will be required to prepare conceptual designs for the Project or Projects. The Developer or Developers selected at the conclusion of the Stage 2 RFP process will be expected to immediately continue the design and master planning process, to advance the Developer’s conceptual design through schematic design, design development, and construction documents, resulting at each stage in a Project acceptable to the University.

At each step of the Planning and Design Stage, UC Davis will emphasize the lowest possible rents for students, along with other campus goals. The conceptual design(s) of the selected Developer or Developers will form the basis for:

1. Refined cost estimates and plan of finance for the Project or Projects that are acceptable to the University;
2. Further design refinements in subsequent design phases;
3. California Environmental Quality Act (“CEQA”) analysis and documentation to evaluate the Project’s or Projects’ environmental impacts and to identify project-level mitigation measures required to reduce any significant environmental impacts;
4. Achievement of finalized construction plans and documents and detailed Project budgets; and
5. The negotiation of a ground lease and ancillary documents (collectively “Transaction Documents”) governing the development, financing, ownership and operations of the Project or Projects.

Development Stage

In the Development Stage, the Developer or Developers will be expected to be solely responsible for the completion of the design and construction documents for the Project or Projects, and for the construction of the Project or Projects.

Operations Stage

The University may seek to perform certain operations and services in one or both of the completed Projects. Such operations and services, as well as performance expectations for the operation and management of the Project or Projects generally, will be provided in the Stage 2 RFP.

QUESTION AND ANSWER SESSION

A question and answer web session will be held on **June 9, 2017 from 9:00am-10:30am PDT**, with UC Davis Real Estate Services to answer any questions and requests for clarifications.

All questions must be submitted no later than **June 8, 2017 by 4:00 p.m.**

PDT. (<https://studenthousingrfp.ucdavis.edu/contact-0>).

GENERAL CONDITIONS

While the University intends to proceed with the development of these Projects in the manner described above, the University may, at its sole discretion, choose not to proceed with the Project or Projects, or to proceed with the Project or Projects without a third-party Developer, without obligation or liability to any Respondent to this Stage 1 RFP. The University reserves the right, in its sole and absolute discretion, to (a) modify or cancel the selection process at any time, or not award this Project or Projects for any reason; (b) waive minor irregularities; (c) seek clarification or additional information from Respondents as it deems necessary to the evaluation of the response; or (d) request any additional information from individual Respondents. This Stage 1RFP does n

ot create any legal rights or obligations between the University and any Respondent hereto nor any obligation to proceed with negotiations. It is intended that all legal rights and obligations between the University and a Respondent will come into existence only if and when a definitive agreement is signed and delivered by both parties. Respondents to this Stage 1RFP shall bear all expenses in connection with their submittals and responses.