



**REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR
THE DEVELOPMENT OF DISTRICT EMPLOYEE HOUSING
RFQ-P NO. 24-032**

ADDENDUM NO. 1 – DATED JULY 2, 2024

I. SUMMARY Q&A – Below are questions received by the June 28 2024, deadline, with the District's responses in blue.

1. Community Engagement plan communication through progression of the project?

Answer: From beginning to end

2. Firm's statement of financial resources - just financial statement or what exactly is that?

Answer: Each applicant must submit its most current reviewed or audited year-end financial statement, which must have been prepared by a certified public accountant within twelve (12) months of each applicant's submission. Each applicant must also provide its most current financial statement, which must have been prepared within three (3) months of each applicant's submission.

3. Number of units – did the district do any studies ahead of time to come up with the idea of 200-300? Is that a target, wish list, from research?

Answer: It's desired. Feasibility study will determine units. District did survey that will be provided. Your feasibility study will really be the determining factor of how many units.

4. Some costs will be determined by the route taken based on permitting, so can put assumed cost?

Answer: Yes, we expect contract negotiations.

5. Any preferences at looking at townhome, apartment, etc? Is there any look that the district is desiring at this point?

Answer: It will most likely be a mix that we can't really determine right now. Survey showed mostly 1 bedroom, some 2 bedroom and some 3 bedroom. Will be part of the feasibility study.

6. For the financial report, are those excluded from the page count?

Answer: Yes, excluded from page count. Mark it as confidential so they are not disclosed with public records. Package them separately.

7. Is the adjacent lot owned by city?

Answer: Owned by city, run by park and rec.

8. Please confirm that the financial report can be submitted in a separate package marked as confidential and will not be included in the maximum page count.

Answer: Confirmed.

9. Are firms allowed to utilize an 11x17-page format for part of the response to improve the readability of the org chart and other sections?

Answer: Yes.

10. Would the District be willing to phase out the project (Phase one +/- 150 residential units, Phase two +/- 150)?

Answer: Yes.

11. Please confirm that the Team working on the Feasibility Study will not be precluded from completing the project (design & construction)

Answer: Confirmed – feasibility study team will not be precluded from design and construction.

12. Should our team be chosen for the interview process, we would like to request July 16th as our whole team will not be able to present on July 17th or 18th. Would this be acceptable?

Answer: Interviews have been rescheduled to Wednesday, July 31, 2024 from 2:00 p.m. to 5:00 p.m.

13. Does the information requested about Claims only relate to construction performance claims?

Answer: Yes.

14. Are firms allowed to utilize a 11x17 page format in the Feasibility Study Plan section to allow better readability of the Feasibility Study graphics?

Answer: Yes.

15. Are firms allowed to utilize a 11x17 page format in the Proposed Key Personnel/Firm Team section to allow better readability of the org chart?

Answer: Yes.

16. With the constraint of 75-page limit. We cannot fit the entire financial statement while still remaining under. Therefore, should we:

- I. Add the financial statement as an attachment. Would that not count towards the final page number? **Yes and yes – see response to question # 2**
- II. Include the first 9 pages and have that count as part of the 75 pages? No.
- III. Include just the 2-page independent auditor statement? No.
- IV. Include proof of our line of credit? **Yes – see response to question # 2**

17. Does the information requested regarding Claims only relate to construction performance claims?

Answer: Yes.

18. The RFP states a goal of 200 - 300 units, are options below 200 units also acceptable for the proposal?

Answer: No.

19. Is there data to determine the mix (%split) of units, 1, 2 & 3 bedroom units?

Answer: There is a survey that will help with this information.

20. Does the District have a visionary preference between Townhomes, Cottage Courts, or apartment buildings?

Answer: No.

21. Would the District be willing to phase out the project (Phase one +/-150 residential units, Phase two, +/-150)?

Answer: Yes.

22. Will the Team working on the feasibility study will not be precluded from completing the project (design & construction)

Answer: No.

23. Would the District consider a July 16th Interview date?

Answer: No, interviews have been rescheduled to Wednesday, July 31, 2024 from 2:00 p.m. to 5:00 p.m.



TRUSD Employee Housing Pre-Response Meeting
 Wednesday, June 26, 2024 2:00pm
 West Conference Room

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