

This Addendum forms a part of RFQ/P

a YUgi fYa Ybhg`cZh\Y`Vci bXUf]Yg`Zcf`h\Y`Dfc`YW`Zcchdf]bh on the site. The District anticipates this engagement will occur during the due diligence and planning phase of the Project.

Í The housing report pro forma shows a \$4.6M land cost. Respondents should assume \$0, correct? Í

Yes, the land dedication is assumed to be the

¿ Can the district share any guidance regarding use of LIHTC tax credits vis a vis fair housing law for the exclusive use of BUSD staff?¿

The District understands that the Teacher Housing Act of 2016 creates a state policy supporting affordable housing for teachers and there may be benefits or

Does BUSD want/require any commercial space?

The primary focus of the 8th Street Project is the development of workforce housing. To the extent the inclusion of commercial space will improve the economic feasibility of the Project, the District welcomes flexible and creative proposals for the development of the Project.

Please confirm whether the RFQ requires prevailing wage?

Will there be a time limit on resident tenure? If residents leave BUSD employment will they be required to move out?

See response to Question 23 above.

Is there a page limit on the submittal requirements?

No, there is not a specified page limit.

Can you confirm whether a development pro forma should be included in the proposal?

The District is looking to the selected developer to draw upon its own experience and expertise to develop a financially feasible plan for the Project. While there is no specific form of pro forma required, the selected developer's proposal shall clearly demonstrate the economic feasibility of the Project and adequately explain and underlying assumptions incorporated into its financial calculus.

Can you confirm that teams should use the capacity studies provided in the Feasibility Study, site plan, elevations, etc.?

The District understands that the development concept for this Project is in the preliminary stages. A conceptual site plan is not required at this stage.

Given that the selected developer will be responsible for securing all utilities, will pricing be evaluated based on the proposal that includes the lowest overall costs or based on financing strategy and overall feasibility?

Pricing will generally be scored on completeness and lowest price. While price is only one factor, the proposal should be based on a viable financial strategy and provide for the development of a financially feasible Project. After the Agreement is awarded, and the City of Berkeley approves the plans and specifications, the selected developer will be required to provide a comprehensive price.

The RFP asks for a budget for each scope of work (p.2). Can you clarify if this means respondents need to itemize the cost to perform each item in the Scope of Work listed on pp. 3-4 or the categories specified in the requirements?

The District does not intend to hold the selected developer to the exact budget for each scope of work set forth in its proposal. Rather the District seeks proposals based on a viable financial strategy that will provide for the development of

The District understands that the property is currently zoned R-2 and directs Respondents to the zoning analysis commencing on page 162 of the Predevelopment Study and Feasibility Analysis. The City of Berkeley will serve as the lead agency for CEQA and will determine the level of CEQA compliance required.

Should respondents maintain the exact unit and income mix summarized in the Feasibility Analysis?

Not necessarily, the feasibility analysis for the potential development of the site demonstrates a financially feasible development strategy, some flexibility in terms of overall size, unit mix and income targeting is necessary at this stage. Developer proposals should allow for flexibility and creativity in developing a specific plan for development implantation at the Project site.

Does that indicate that the project is affordable for 80% of the Area Median Income (AMI)?

The feasibility analysis set forth in the Predevelopment Study and Feasibility Analysis provided for the site demonstrates the financial feasibility of one development strategy. The selected developer will not be expected to rely on the same approach. The District is looking to the selected developer to draw upon its own experience and expertise to develop a financially feasible plan for the Project. The District seeks the development of a building with affordable rental housing as defined by the Teacher Housing Act of 2016. (California Health & Safety Code §§ 53572 et seq.) The building must also adhere to any requirements applicable to affordable housing developments using funds from the Measure O Affordable Housing Bond.

Can you confirm whether the District has already discussed utilizing the selected developer's responsibility to secure approval?

The selected developer will be responsible for ensuring the development meets any criteria set forth in the Teacher Housing Act of 2016 and adheres to any requirements of the Measure O Affordable Housing Bond.

Is experience with the Division of State Architect mandatory? DSA review of the project is required for all public school facilities.

The District does not expect that any of the primary facilities of the Project will require compliance with Division of State Architect requirements for public school facilities. However, the District is not sure if the development of the replacement parking will require compliance with the Division of State Architect. The selected developer will be responsible to determine if any portion of this project will be subject to the building standards and specifications required by the Division of State Architect.

I shared your RFQ/P document with a developer that has Bay Area experience and a fund specifically dedicated to workforce housing, L+M Development Partners. My contact there had a conflict was unfortunately unavailable for the proposal meeting. Please let me know if you are considering

up to speed on the project and the current status of the project.

Respondents that fail to attend the mandatory informational meeting, in its entirety, shall be ineligible for responding to this RFQ/P.

Will you be distributing a list of attendees?

Yes, please see Addendum No. 2.

I would it be possible to get access to the recorded Zoom call from the meeting and was difficult to take notes.

The recording was taken for the internal District purposes and will not be distributed externally.
