

**2070 Bryant Street
RFP Pre-Submission Meeting
October 24, 2016, 1:00 PM
Questions and Answers**

- Q1. Does the response to the RFP need to identify an arts-related operator as part of the team?
No. The arts space is a critical aspect of the project and any team should be prepared to engage in community dialogue before selecting a partner arts organization; therefore no LOI or MOU will be required. *We will delete the sentence on page 18 of the RFP which states “Respondents may also submit an LOI or MOU from an arts organization selected to operate the ground floor arts-related space.”*
- Q2. In what ways will the team need to coordinate with the Market-Rate developer of 2000 Bryant?
The City will play a key role in coordinating predevelopment activities such as the acquisition of the parcel through a Purchase and Sale Agreement, the identification of environmental issues and necessary remediation, and the preparation of the site. Once a developer team is selected, collaboration and communication around construction, design and operations will be ongoing.
- Q3. Which density bonus – state or city – should be incorporated in our assumptions?
Work with the Planning Department to incorporate the bonus that is most favorable to your proposed project, e.g., accommodates your proposed unit count and design.
- Q4. The mews between the Market Rate and Affordable parcels appears to be already designed. How much opportunity will there be for the selected team to influence the design and use of the space? Who is responsible for the mews, and how is it operated?
For now, please assume the design as presented in the RFP. The selected team, the City and Market Rate Developer will work together to identify opportunities for shared uses.
The mews will be privately owned but publicly accessed. It will be open during the day and gated after business hours. The PDR spaces in the Market Rate project will be accessed via the mews.
The five carshare spaces will be accessed through the garage.
To clarify: the Market-Rate developer will build, own, and operate the mews. *We will delete the phrase on page 11 of the RFP that states that the affordable parcel ... “includes a mid-block mews of approximately 5,000 s.f. ...”*
- Q5. The RFP package only includes floor plans and elevations. Is there further guidance on how to present our design?
At the request of developers and architects following prior RFP issuances that had more extensive design submittal requirements, we deliberately restricted the architectural submissions. Thus, in order to maintain as fair an evaluation process as possible, please do follow the direction of the RFP. We will, however, be looking closely at architects’ prior work and narrative RFP requirements related to design and the team’s approach to the building’s architectural potential.
- Q6. Could you extend the deadline for submitting questions from Monday, October 31 to Monday, November 7?
Yes. *We will revise the dates on page 4 of the RFP to reflect the new deadline.*
- Q7. Do teams need to identify SBE/LBE team members for the purposes of the RFP?
No. However, after selection the City’s Contract Management Division will request and review the team’s procurement plans for all professional consultants and further on in the development

process will establish project-specific construction subcontracting goals for SBE/LBE participation.

Q8. Shall we assume any operational efficiencies between the Market-Rate and Affordable projects, e.g., security?

Not at this time, though we encourage you to explore this idea.

Q9. What parking requirements should we assume for the Affordable Housing project?

There will no parking. Required carshare spaces will be located in the Market-Rate garage.

Q10. Which version of the project schematics should we reference?

Please refer to the October 6, 2016 version which is provided in the RFP package that was posted on the MOHCD website. Planning Department documents from before that date may include earlier, now obsolete versions of the schematics; please ignore those.

Q11. How will homeless families be referred – through the DSHS system or via Step Up?

Through the DSHS protocol.

Q12. Should we assume 24-hour desk coverage for the LOSP/homeless units in our budgets?

We don't specify 24-hour desk coverage and invite you to make your case for why it is or isn't needed at the project.

Q13. What unit sizes should we designate for the homeless units?

For the sake of your RFP response, please assume this unit breakdown for the 41 LOSP units:

Size	Total	LOSP
Studio	35	0
1 BR	46	19
2 BR	48	19
3BR	7	3
TOTAL	136	41

The unit count and mix may change during the development process.

Q14. Flooding may be a concern for this project, based on grade conditions in the area. Are you aware of any flooding problems?

No. There is a 7'-9' difference in grade between Florida Street (lower) and Bryant Street (higher), which is why the Market-Rate project is locating the residential uses on Bryant and the PDR uses on Florida.

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