

August 8th Mandatory Pre-Submittal Conference

Q: What is the District's decision making process?

A: The development objectives evaluation process is outlined in the RFP.

Q: What has been presented previously?

A: Scripps Mesa Conference Center development with Monarch? Revere RFP, District rejected all proposals.

<http://go.boarddocs.com/ca/sandi/Board.nsf/goto?open&id=AYZ4S36B42BA>

<http://go.boarddocs.com/ca/sandi/Board.nsf/goto?open&id=BMTRMW6EBA1B>

Q: How big of a factor is the economic return to the District?

A: District's strongest interest: workforce housing, affordable housing, amenities that support the community, space for community benefit non-profit group and ongoing revenue for the District. District revenue not as vital as previous RFP's.

Q: During your initial community outreach was there any community input on the scale of the development or what the neighborhood envisioned?

A: No input received regarding the scale or density. Community desired some public space.

Q: During the community input meeting was there expressed desired public outdoor space?

A: Teralta Park is adjacent and therefore there wasn't a call for additional outdoor space.

Q: Is it the plan to renovate the existing buildings?

A: Yes, District is looking for proposers to renovate existing buildings to be occupied by TRACE as defined in the RFP.

Q: Is it safe to assume that the existing building are accessible?

A: Yes, they were code compliant in the year of construction, there is an existing elevator.

Q: Does the district see any overlapping use of the development by TRACE?

A: TRACE staff parking within the development, recreational facilities could be made available to the students and student life/job skills and connectedness.

Q: How many students and staff currently at TRACE? Currently there are 181 staff members and 511 students.

Q: Is there security of the facility after hours?

A: TRACE will have its own separate secure entrance, fenced off from public and the development.

Q: Will relocation of existing staff be required?

A: TRACE will already be in place and some coordination may be needed during the improvement project.

Q: Other than the attached, are there any other documents that have been or will be circulated related to the RFP?

A: No.

Q: Also, this language below from the RFP seems to indicate there will be a short list of developers. Is that correct and if so, what date would the list be circulated?

A: No, but all proposers that submitted qualifications on 8/8/23 that meet requirements will be invited to the next community input meeting.

Additional District Remarks:

This would be a DSD Project; the only exception could be the District use (TRACE) may require DSA.

Community Meeting is being held Wednesday, Sept. 27th, 2023, at Polk Avenue site. Mailer to surrounding communities and email to the stakeholders and tailored outreach to educational partners.

Utility easement runs along vacated 41st Street through the site. No structures can be built over easement.

Contact Tracey Tincknell tincknell@sandi.net for tours.