ADDENDUM NO. 1

BID-CONTRACT DOCUMENTS

FOR

RFQ No. 2027

Joint Occupancy Lease Opportunity Residential Development Project

COAST COMMUNITY COLLEGE DISTRICT
COSTA MESA, CALIFORNIA
COUNTY OF ORANGE

COAST COLLEGES

COAST COMMUNITY COLLEGE DISTRICT
1370 Adams Avenue
Costa Mesa, CA 92626
The following changes, additions, deletions, clarifications, or corrections shall become part of the Bid-Contract Documents for Coast Community College District RFQ No. 2027, Joint Occupancy Lease Opportunity Residential Development Project. All other terms, specifications, and conditions remain the same.

Item 1: **Add** the attached responses to questions.

Item 2: **Change** the Qualifications Due Date to **Monday, April 7, 2014 at 4:00 P.M.**

END OF ADDENDUM

Prepared By:

John Eriksen
Director of Purchasing
Coast Community College District  
Joint Occupancy Lease Opportunity Residential Development Project  
RFQ # 2027 Questions & Answers

1. The District Parcel, Phase 1, 3.7 acres, is listed as seeking a developer for a 46-100 units. In my experience this density does not create the highest and best use of the land. Would the District allow a development using either Type V podium (which provides parking under the units in a garage structure and will normally yield over 80 units an acre) or a modified Type III podium building (where the yield is 15-20% greater than Type V)?

Response: The question can only be answered in connection to the District property that is currently the subject of the RFQ. In regard to that property (Parcel One), current R3 zoning in Costa Mesa has a maximum of 20 DU/acre. Podium parking is possible, and may be necessary, in a potential project on that site, but please be aware that proposed projects that exceed the allowable density for the site will not be supported by the District. However, the District may consider a density bonus associated with affordable units as part of a proposed project.

2. Can you provide the attendee list from the Pre Submittal conference held on February 18, 2014?

Response: The attendee list can be found at:  

3. Can you please clarify the zoning assumptions used by the district to arrive at its target density for Phase I of 46-100 residential units?

Response: In regard to that property (Parcel One), current R3 zoning in Costa Mesa has a maximum of 20 DU/acre.

4. Please consider eliminating the outlined earnest money deposits outlined on page 12 of the RFQ. This is not a customary practice for this type of transaction.

Response: The $10,000 deposit discussed in the RFQ (pages 12 and 16) has been waived. No deposit will be required for submittals to this RFQ. Please note that the $100,000 deposit that will be required for the subsequent Request for Proposals (RFP) will not be waived.

5. We would like to respectfully request a 1-2 week extension for the RFQ submittals. Please advise if this is acceptable?

Response: Due to the removal of the earnest money deposit and other questions in this addendum, the District has extended the deadline for submission until Monday, April 7, 2014 at 4:00 P.M.