



## 1580 Maple Street Request for Proposals

Questions and Answers as of June 28, 2022

Number	Question	Answer
1	Can you post a full link to the Microsoft Teams Applicants Information Conference on June 1 at 1pm? I am not able to open the embedded link the RFP in either Acrobat or Bluebeam. Thank you.	The Optional Applicants Information Conference/Q&A for the subject RFP has been rescheduled to Thursday, June 9th from 02:00 PM - 3:00 PM and will be a Zoom webinar. Please click the link below to join the webinar: <a href="https://smcgov.zoom.us/j/94319232749">https://smcgov.zoom.us/j/94319232749</a>
2	Is there any possibility of the deadline being pushed back since the info session will be just two weeks before the submittal deadline?  We recently submitted an RFP with similar requirements and it had a submittal period of two months, so we would appreciate some additional time to put together a strong and thoughtful proposal.	The Submission Deadline for this Request for Proposal has been extended to: 4:00pm PST, Friday, July 1, 2022
3	Is there a desired unit mix?	Only the requirements included in the RFP for supportive housing units which we assumed would push applicants toward smaller unit sizes.  We did not anticipate mixing single/adult households with families, but to the extent any applicant can share information describing programmatic, budgetary, and other types of benefits to this type of mix, we are open to a range of unit sizes.
4	Considerations regarding the women's jail?	Jail is no longer in operations. County will deliver empty site.

5	Can you expand on how/why modular architecture was selected for a construction process?	Modular is most widely used in terms of innovative construction approaches that will speed up the development timeline, but we are open to other innovative strategies and typologies that can meet the budgetary and timeline efficiency standards.
6	For PSH is there a desire for the ideal AMI mix?	We assume lower AMIs will provide more flexibility for meeting the County's goal to house homeless County residents referred by the County's Coordinated Entry System. But there is always a balancing act between deep income targeting and making the project pencil.
7	I was reviewing Attachment #3 and noticed there is a "mixed-use" component for comparable projects. I just want to clarify that the proposed design for Maple Street does not include a requirement for mixed-use.	It appears there was some leftover language from a prior RFP included in this attachment about public-facing community uses (child care, health clinic, etc.) which is not a required component for this project. We do not need info on community facilities as part of this application. However, if an applicant did propose to include a public-facing community use, we would recommend the applicant's experience with this use be documented.
8	Which planning department will process the entitlement application, and which building department will handle permitting?	At this time the County and City agree it is best for the City of Redwood City Planning Department to process the development application, and for the City's building department to handle permitting.
9	May we speak with the relevant planning and building departments about our proposal?	In order to maintain a fair process where all applicants have access to the same information through the RFP submission deadline, please send any questions you may have for City or County staff to the County's RFP portal, and we will do our best to obtain responses to be posted publicly here.

10	The City of Redwood City commissioned a Phase II environmental report. We would like to speak to the consultant that prepared it. Can the City provide authorization to do so?	In order to maintain a fair process where all applicants have access to the same information through the RFP submission deadline, please send any questions about posted documents, including the Phase II, to the County and we will do our best to obtain responses to be posted here.
11	Can we obtain approval to enter the property in order to perform site investigations to inform our proposal?	At this time, please do not access the site. We will provide access as soon as possible upon choosing a project team.
12	Pursuant to Question 10 above: We are aware that there exists a geotech report by ENGEO for the County navigation center. We request a copy of that soils report to give a preview of the nature of soils which might underlie 1580 Maple Street.	<p>Three documents responsive to this inquiry are now posted on Public Purchase and shall be posted on the webpage and distributed to the listserv. These three are:</p> <ul style="list-style-type: none"> <li>- <u>Geotechnical Exploration</u>, Dated July 30, 2021, by ENGEO Incorporated</li> <li>- <u>Geotechnical Exploration</u>, Dated July 30, 2021, Revised November 3, 2021, by ENGEO Incorporated</li> <li>- <u>Response Plan Completion Report 1548 Maple Street Development Redwood City, California</u>, Dated December 22, 2022 by Langan Engineering and Environmental Services, Inc.</li> </ul>