

**SAN RAFAEL CITY SCHOOLS**

**ADDENDUM NO. 1**

**TO**

**Request for Proposals (“RFP”)**

**For**

**Asset Management and Real Property Services**

**Addendum Date: January 22, 2021**

**THIS ADDENDUM PROVIDES FOR: CLARIFICATIONS AND RESPONSES TO QUESTIONS RECEIVED FROM FIRMS WHICH HAVE RECEIVED THE RFQP.**

The District has received the following questions and is providing responses as noted below.

- 1) Question: “With regard to section E)3. under Scope of Services, has the District determined if the selected consultant for the outlined scope of services is in any way precluded from bidding on or being selected as the developer for the McPhails site or Other District Sites if the District solicits development proposals in the future?”
  - a) Answer: Yes, the District has determined that this could present the potential for a conflict of interest and would not be allowed.
- 2) Question: “Has the district performed a Phase I or Phase II of the MacPhail site, and if so, what were the findings with regard to asbestos containing materials and lead paint.”
  - a) Answer: The District has not completed any recent environmental studies on the McPhails site.
- 3) Question: “Will the district consider case studies from RFP respondents that have worked with Bay Area public agencies (outside of K-12 schools) as part of Section 4 (Relevant Project Experience and References) where firms have assisted public agencies with asset management and real property disposition services with surplus property in lieu of specific projects only with K-12 elementary schools. Given the knowledge required and associated complexity of working with public agencies and their surplus property, there is expertise with transaction structures, asset management and valuation work that can create value for San Rafael City Schools with public agencies outside of experience limited to K-12 schools.”
  - a) Answer: The District will consider associated, non-K12 public agency experience in evaluating responses. However, because of the unique nature of California K-12 public schools asset management and site disposition issues, experience with other public agencies will not score as highly as K-12 public school experience.
- 4) Question: “Given the MacPhail site may lend itself to a public-private-partnership (PPP) in order to create meaningful community and economic benefits, will the District consider providing points in Section 4 for firms with a successful track record of successfully negotiating and executing public-private-partnerships on behalf of public agencies.”

- a) Answer: Yes, depending upon the relevance of the experience.
- 5) Question: “What firms have the District worked with in the past regarding real estate economic analysis, asset management and real property disposition services?”
  - a) Answer: The current District team is not aware of past firms the District has worked with.
- 6) Question: “Given the site is adjacent to wetlands has the District commissioned any reports on sea level rise or the wetlands, and if so, are those reports available for review?”
  - a) Answer: The District has not commissioned any current reports or site analysis other than the Topographic and Boundary Survey.

**[END OF ADDENDUM]**