



Request for Proposals

Housing Development Opportunity

NASA Ames Research Center

Questions and Answers - Set #1 (issued 12/12/2017)

Note: The following questions were received as of December 5, 2017. Questions received after that date will be answered in Set #2 to be issued by January 9, 2018.

Q1: According to the RFP the project developer will be responsible for both the infrastructure improvements and the vertical construction of 1,930 rental housing units. On page 25 of the section on Proposed Lease Transaction, the RFP reads: "26. Prevailing Wages. The lessee shall construct all improvement projects by engaging contractors that pay the prevailing wages in the area." Please clarify what is meant by "all improvement projects", does that include the housing construction?

A1 - The lessee will be required to pay prevailing wages in the area for all infrastructure and construction improvements, including the housing construction.

Q2: Is there a list of the developers who have showed interest on bidding for this project?

A2- Interested developers and contractors can add their information to the "Interested Vendors List" at FBO.GOV. This list is available for review by any entity that registered at FBO.GOV as a vendor.

Q3: Are there any GSA restrictions on sub-contractors working with different prime Respondent teams?

A3 - Respondents are responsible for creating their teams and choosing subcontractors. The Government does not get involved in the selection of subcontractors. Thus, this question would need to be decided by each Respondent team.

Q4: Will each milestone have a separate RFP? What is the likelihood of the projects finishing sooner than the identified project milestone dates called out in the RFP?

A4 - NASA envisions that there will be only one Government-issued RFP for this opportunity. The selected lessee will be afforded the opportunity to manage the anticipated phases of the development project in a manner that fulfills its business objectives and the terms of the lease.

Q5: What code year will this project adhere to for Title 24 Energy Code?

A5 - The date of applicant request for the NASA Construction Permit number determines the applicable code version. California Title 24 updates on a triennial and 18-month intervening adoption cycle. NASA adopts the most current code for use all planned construction starting in the next calendar year of code adoption.

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Q6: What LEED standard will this project adhere to (i.e. Building Design and Construction, Neighborhood Development, etc.)?

A6 - Per the RFP, NASA expects that the developer, at a minimum, will meet LEED Silver for the Building Design and Construction standards. Since the scope of the housing development site could be construed as a neighborhood, the selected developer will be encouraged, but not required, to meet the Neighborhood Development standards.

Q7: For the existing tenants (Singularity Education Group, Bloom Energy Inc., Made In Space, etc.) that are to remain within development area, have they expressed any requirements that need to be met? If so, please provide.

A7 - NASA is working with the existing tenants to potentially accommodate their space needs in other areas of the NASA Research Park. The developer will not be required to relocate or provide space for these existing tenants.

Q8: Will irrigation/landscaping be a part of this project?

A8 - The developer will provide appropriate landscaping and associated irrigation in a manner similar to multi-family developments in the local market.

Q9: APR 8829.1 (Construction Permits Process) - I'm unable to open the document on the website for some reason but would it be possible to send an electronic copy for review? Does your team have electronic copies of NPR 8820.2 - Facility Project Requirements (FPR)?

A9 - NPR 8820.2 is now posted on the rfphousing.arc.nasa.gov website.

Q10: When weighting proposals, would a local business have a greater chance of winning a proposal? In addition, are there any SBE, LBE or other business requirements that need to be met? If so, what percentage must be met for this project and what are the requirements to be classified as a local business?

A10- While the Government encourages the participation of local businesses to participate in this opportunity due to knowledge of the Silicon Valley market, no specific weights or preferences for local business participation are contemplated.

Q11: What type of qualifications will your team be looking for in an engineering firm during the evaluation period?

A11 - We are not separately evaluating all disciplines, only the key personnel set forth in Section 5.C. of the RFP. The components of the development team will be evaluated as a whole under Factor 1 (Respondent's Development Team, Experience, Past Performance, and Key Personnel).

Q12: On page 38, it states, "...government reserves the right to retain all the materials and information, and ideas, suggestions therein..." in reference to the submitted proposals. What is GSA's position for any design work or intellectual property once the project is underway? Would these items be retained as well?

A12 - Yes, NASA would generally retain designs.

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Q13: Is there a lease agreement available for review for all of the potential bidders?

A13 - The Enhanced Use Lease Agreement ("EULA") will be developed as part of the negotiations with the Preferred Selected Lessee ("PSL"). The EULA Minimum Terms (section 4.D. of the RFP) provides the framework for such EULA.

Q14: Do you require a registration of interested bidders?

A14 - See page 27 of the RFP: "All proposals shall be accompanied by a Bid Deposit of \$500,000 in the form of a certified or cashier's check made payable to the U.S. General Services Administration. The Bid Deposit submitted by the Respondent selected as the PSL will be retained and credited toward the PSL's \$2,000,000 security deposit required at the execution of the EULA. Deposits submitted by other Respondents will be returned without interest upon selection of the PSL."

Q15: Does the development plan allow for a sound wall mitigation against the freeway?

A15 - It is expected that the lessee will adopt noise mitigation measures as part of its overall project design. There are a variety of development planning techniques that may potentially be employed to shield a residential development from noise. A sound wall may be one of those mitigation techniques.

Q16: Several questions submitted regarding the siting of the 46-acre development site abutting US-101, and future development and integration plan of the immediately north 31-acres site that is not part of the RFP.

A16 - The 46-acre development site was identified as the best location for housing due to its immediate access to the Ellis Street gate to the east and that significant vacant land (consisting of ballfields) could be developed quicker than other developed portions of the NASA Research Park. Since the parcel borders US-101, it is expected that the developer implement noise mitigation measures. Circulation and green space is contemplated as a part of the entire 77-acre development. The 31-acre parcel north of the development site is reserved for mission-related R&D and educational development by NASA and research partners. Per the RFP, the selected lessee will be required to provide utility corridor(s) that will serve this 31-acre parcel.

Q17: On page 22 of the RFP it states that the "maximum initial term is 60 years" for the EULA. Will NASA consider options to extend?

A17 - The RFP will be amended to reflect a maximum initial term of 80 years. The Respondents may propose options to extend the term, with a total term not to exceed 99 years.

Q18: On Page 22 of the RFP it states that "The EULA will include a minimum base rent and contain provisions for rent escalation, schedule and event reappraisal of land value, percentage rent, and/or capital event participation rent, as appropriate". Please confirm that the "and/or" language highlighted here implies that "one or more", but not necessarily all, of the various provisions listed in addition to a minimum base rent, will meet NASA's "requirement to charge fair market value rent".

A18 - The "and/or" language implies "one or more", but not necessarily all of the various provisions listed, in addition to minimum base rent. NASA will evaluate financial offers based on the criteria listed in Factor 4 (Respondent's Financial Offer).