

Addendum #3

Combined Request for Qualifications/Request for Proposals Development of MTD Calle Real Property



**Santa Barbara Metropolitan Transportation District
550 Olive Street
Santa Barbara, CA 93101**

Deadline for RFQ/RFP Submission: October 15, 2020



Project Name: Combined RFQ /RFP for Development of MTD Calle Real Property

Solicitation Issuance Date: August 17, 2020

Project Description: Serve as developer to develop, construct, manage and operate a residential rental project, at Santa Barbara Metropolitan Transit District's (MTD) property located at 4678 Calle Real/149 North San Antonio Road in unincorporated Santa Barbara County. MTD's goal is construction of a Transit Oriented Development (TOD) that will provide mixed-income rental housing, improved transportation facilities and public benefits consistent with MTD's mission as a public transit district and existing Eastern Goleta Valley Community Plan land use and zoning designations. MTD's intent is to minimize financial risk to MTD and maximize long term financial return in support of MTD operations through a long-term ground lease of the property.

Project Location(s): 4678 Calle Real/149 North San Antonio Road

APNs 059-140-004, 059-140-005, 059-140-006 and 067-230-026

Requests/Clarifications Deadline: Monday, September 14, 2020 at 5:00 P.M. (PDT)

Solicitation Contact: Steve Maas, (805) 883-4227, smaas@sbmtd.gov

RFQ/RFP Submittal Due Date/Time: Thursday, October 15, 2020 at 12:00 P.M. PDT (Noon)

RFQ/RFP Submittal Due Location: MTD Administrative Offices, 550 Olive Street
Santa Barbara, CA 93101

Submittals may be deposited in the mail slot in the front door; or, alternatively, the proposer may call the number posted on the door and an MTD representative will receive the submittal in person.

Addendum #3 - September 17, 2020

The following questions (Q), which were received in accordance with the RFQ/RFP, and the corresponding answers (A) are hereby incorporated in the RFQ/RFP:

Q1: Where can the State of California Provisions for Public Works Projects be located?

A1: The State of California Provisions for Public Works Projects is now available on MTD's website at: <http://www.sbmtd.gov/about/doing-business>

Q2: Will the project be regulated by the State of California Provisions for Public Works Projects?

A2: The project may be subject to the State of California Provisions for Public Works Projects; however, this determination cannot be made at this time. The terms of the ground lease between MTD and the successful developer will determine the applicability of prevailing wage.

Q3: Is the project subject to a prevailing wage provision for all workers?

A3: A determination of the applicability of prevailing wage requirements for this project cannot be made at this time. The terms of a ground lease between MTD and the successful developer will determine the applicability of prevailing wage. Developer will be required to pay prevailing wage unless the developer obtains a determination from the Department of Industrial Relations that the project is not covered by prevailing wage law.

Q4: Has MTD cleared the Affordable Housing Development requirement of AB 1486 and can now enter into an RFP/RFQ selection process for a mixed income residential development?

A4: The provisions of AB 1486 referenced in the question do not apply to MTD or this project, as MTD is not disposing of "surplus land" as that term is defined in AB 1486.

Q5: If MTD has not cleared the Affordable Housing Development requirement, what is the plan to ensure the disposition of the land is in compliance with the Surplus Land Act as recently amended?

A5: MTD is not disposing of "surplus land" as that term is defined in the Surplus Land Act. The property subject to this RFQ/RFP is to be developed as a Transit Oriented Development, which will improve existing transportation-related improvements, increase potential ridership along an existing transit route serviced by MTD, and promote additional ridership in an area that is currently underserved by MTD. For these reasons, the property in question remains necessary for MTD's use. MTD will retain fee title to the property and ensure that the property is used for a Transit Oriented Development for the term of the ground lease offered by this RFQ/RFP.