

MIDTOWN SANTA FE

ADDENDUM 5: QUESTION & ANSWERS

Date: 01-OCT – 2019

PRESUBMISSION CONFERENCES & SITE TOURS

September 6, 2019

1. *Does the City have plans (architecture and/or engineering drawings) of existing building, infrastructure, or other site documentation; and, will the City make these documents available to interested RFEI respondents?*

Yes, the City will make accessible building and site plans, and other available documentation, on the City's Purchasing Office website where the RFEI and Addenda are located:

https://www.santafenm.gov/bids_rfps/detail/2005p

The plans and documents will be identified as ADDENDUM 7: REQUEST FOR SITE AND BUILDING DOCUMENTS.

2. *Will the City issue additional RFPs subsequent to the RFEI?*

The RFEI allows the City to enter into direct negotiations and a due diligence period with a selected developer(s), with the intent of executing a Disposition and Development Agreement. Therefore, the City does not intend to issue subsequent RFPs. But, the City holds the right to do so at its sole discretion.

3. *For respondents submitting with team members, i.e. sub-developers, businesses, and tenants, is it necessary for the team members to submit separately to be considered if the primary respondent is not selected?*

Although it is possible to make an award to multiple offerors, , that process requires a separate determination under NMSA 1978, 13-1-154. Therefore, an interested respondent to the RFEI who wants to be individually considered and evaluated should submit separately, as well, to increase the opportunity for selection.

4. *Does the site have predetermined/ established zoning?*

See RFEI Section 2.D.

5. *Will respondents be able to indicate materials in the submission package that are confidential or proprietary?*

Yes. The RFEI includes a **Tab Q: Confidential or Proprietary Information**, which shall be used by respondents to the RFEI to indicate materials or sections within the RFEI Submission Package that shall remain confidential or proprietary information. In addition, until “final award”, the City may not disclose to the public proposals received pursuant to the RFEI. After final award, if information marked Confidential or Proprietary is requested pursuant to an Inspection of Public Records Act or other demand, the City will have to analyze the information to determine if it meets the required criteria for exception from production.

6. *Is the City able to proceed with entering into negotiations with a developer or developers based on the RFEI process?*

Yes. See RFEI Sections 5.I and 5.J.

7. *Is the City researching access and circulation constraints in/out of the Midtown site; and, if so, is the City speaking with adjacent property owners for additional access points?*

Yes. In addition, developers, particularly master developer respondents, should also consider these concerns and strategies in their Submission Package.

September 9, 2019

8. *Is there the potential for rehabilitating and reusing the existing dormitory buildings on the site?*

Yes.

9. *What is the status of current tenancy in existing buildings?*

Current tenant leases may be terminated with proper notification.

10. *Regarding the two parcels controlled by the State of NM, what is the status of land swap negotiations between the City and the State?*

The City has prioritized negotiations with the State of NM, and is currently in negotiation. Respondents to the RFEI may consider the development of these sites as part of their overall site plan concept. But, inclusion of the sites is not required, as the City does not currently have site control.

11. Are the current discussions with the U.S. Forest Service regarding a land transfer of the parcel they control?

No determination regarding land transfer of Federally-owned parcels has been made at this time.

12. Is the site in an Opportunity Zone, and where can we learn more?

Yes, the Midtown Site is within an Opportunity Zone. More information is available on the City of Santa Fe – Office of Economic Development website: https://www.santafenm.gov/opportunity_zones_in_santa_fe

13. Are there any areas within the site that are not developable or restricted?

Currently, the City is unaware of any sites that are not developable or restricted. The City will coordinate with the selected developer(s) to undertake site due diligence activities during the Exclusive Negotiation Agreement period. Also, see number 19 below.

14. Is the City still looking at the Midtown LINC as an important element of planning and redeveloping the Midtown site?

Yes. See RFEI Section 2.D.

15. Is there a preference for submissions with proposals including dormitories and academic uses?

Higher Education academic uses are a priority/anchor use for the redevelopment of the Midtown Site. Residential development, particularly in mixed-use buildings, is also a priority. Developers are expected to determine demand and market for types of housing needs, including student dormitories, or other target markets. See RFEI Section 1.B for other priority land uses and businesses.

16. Has the City conducted or procured services for Phase 1 Environmental Studies?

The City intends to conduct a Phase 1 Environmental Study.

17. Does the City have proposed development budgets or land costs?

No. The City plans to perform some scenario land use and land valuation to test certain internal assumptions, i.e. a feasibility analysis. However, this planning is for internal study purposes only to understand some of the parameters of the site development capacity, which will help inform the analysis of Submission Packages to the RFEI and subsequent negotiations.

Additional Question

18. Will the City host additional tours of the buildings on the campus?

Yes. The City plans on hosting two or more additional tours of buildings on the campus, which will be held on October 11 and 14 from 9am – 11am. The tour will commence at the Forum building adjacent to the Fogelson Library. Further information will be available within ADDENDUM 6: Additional Site Tours.

This will include building tours only. There will not be an opportunity for questions and answers related to the RFEI. RFEI questions shall be submitted pursuant to ADDENDUM 2: Request for Clarification.

19. Is the parcel and building occupied by the Santa Fe Art Institute a part of the land to be disposed of by the City?

No. The Santa Fe Art Institute building is located on a parcel with a 99-year ground lease and is not a part of the land to be disposed of within this RFEI.

20. Is the City planning on locating any public facilities at the Midtown site, either new development or within existing buildings?

The City is evaluating Civic Uses being incorporated in this development and welcomes proposals incorporating the uses listed in RFEI Section 1.B.

21. Can documents and pages larger than 8.5 x 11 be folded within the 3-ring binder Submission Package pursuant to RFEI Section 6.A: Submission Requirements? For example, could an 11x17 document be folded to fit within the allowable format?

Yes. Documents and pages may be folded to fit within the standard 3-ring binder allowable format.