

REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS

Final addendum/ Response to proposers written questions

Requested reports will be available upon request.

Developers intending to submit a proposal, please contact staff to request access.

Leelee Thomas, lthomas@marincounty.org or Aline Tanielian, ATanielian@marincounty.org

Miscellaneous

1. What jurisdiction is the property in?

Unincorporated Marin County

2. Who owns the homes within view of the property?

The homes to the left of the driveway as you enter are privately owned and were developed by EAH Housing when the Point Reyes Affordable Homes were built in 2003.

3. What is the road in the back of the property?

Please refer to map of the property and surrounding area, available upon request.

4. Will the Fire department continue to use the site?

The Marin County Fire Department had a temporary license to use the site for training. Their future use of the site will be considered by the County and the selected developer.

5. How large is the site?

Approximately 32 acres

6. What is the ownership model going to be? Is the County open to partnerships? How will the ownership model be determined?

The County and the selected developer will negotiate the ownership model, with consideration given to financing opportunities and the provisions of the Coast Guard Authorization Act of 2015 which require continues use as affordable housing and community benefit. The legislation is available on the [Marin County Coast Guard webpage](#), under Additional Resources.

7. Will prevailing wages be required by the County of Marin?

Whether prevailing wage is required will depend on the ownership structure and funding sources used in the project.

8. Should respondents assume or not assume Project based section 8 vouchers in their financial analysis?

The County does not have a position of whether or not some of the units should assume PBVs. This decision should be based on your discussions with the Marin Housing Authority and evaluations of financial feasibility.

9. How do you anticipate the selection review process?

A selection committee composed of community members, County staff and experts will review the applications, conduct interviews and make a recommendation to the Board of Supervisors. CDA staff will provide support to the Committee but will not participate in the selection process.

Reports, site plans and easements

10. Can CDA make reports available prior to the RFP response due date? Is there an EMG (physical needs study) report for the entire site? Will the septic report be available before the closing date?

The above referenced reports are available upon request.

11. Are there original drawings for the entire site?

The Coast Guard has made available drawings available to the County which have not been digitized. They will be made available to the selected developer.

12. What easements are on the property? Does North Marin Water District have an easement?

Existing easements include North Marin Water District, PG&E and Point Reyes Affordable Homes. The easements on the property are identified in the Title report which is available upon request.

13. Where can we find a map of the property boundaries? What are the property boundaries?

A map of the property and a recent survey are available upon request.

14. Can the reports referred to on P. 7 (of the RFP) listed in the section titled Site Control/Property Disposition be made available to bidders before the end of 2019?

The reports are available upon request.

15. Is there any septic capacity information available to inform feasibility to bidders?

The septic feasibility study commissioned by the County is available upon request.

Residences, buildings and utilities

16. Who provides utilities to the site (besides septic)? Which utilities are available, e.g. gas, propane, electricity, comcast, etc.?

Electricity is provided by PG&E, water by North Marin Water District and propane is available from multiple vendors. Telephone, cable and Direct TV are also available.

17. What was the population when it was fully inhabited? What is the bedroom count?

We do not have a census of the inhabitants of the facility. However, there are 36 townhomes with 110 bedrooms in the residential units, along with a barracks with 24 rooms.

18. What is the configuration and amenities of the barracks building? Are there kitchenettes?

There are 24 rooms in the barracks building with shared bathrooms and community rooms and were originally built to accommodate shared kitchen facilities.

19. How long has the site been vacant?

The property was last occupied in 2014, however, there has been a facility manager regularly on site and the Marin County Fire Department is temporarily using the site for training purposes.

20. Are the buildings all on concrete slabs?

To the best of our knowledge, the buildings, including the residential portions, are constructed on concrete slabs.

21. Do all units have electric wall heaters? Do they all have hot water heaters in the units?

To the best of our knowledge, all of the residential units have electric wall heaters and hot water heaters (some of the hot water heaters are in the units and some are located in the sheds behind the units).

22. Do all units have washer and dryer connections?

To the best of our knowledge, all of the residential units have washer and dryer connections. Developer will be expected to verify this and other property information during the planning phase.

23. Are the floorplans the same in each townhome?

There are 2, 3 and 4-bedroom floor plans. Please see the EMG report, which is available upon request.

Townhome Unit Types and mix

<i>Quantity</i>	<i>Type</i>	<i>Square footage</i>
<i>5</i>	<i>2 bedroom/ 1 bathroom</i>	<i>900</i>
<i>24</i>	<i>3 bedroom/ 1.5 bathroom</i>	<i>1300</i>
<i>7</i>	<i>4 bedroom / 2 bathrooms</i>	<i>1500</i>
36	TOTAL	46,200

24. What has been rehabbed most recently on the site?

The most recent rehabilitation was made to some of the residential units in 2014.

25. Who occupied the site?

Coast Guard staff have informed us that when the property was previously utilized for residential use, families or high-ranking officers resided in the townhomes, and single people occupied the barracks.

26. When did the water pipe break in the 202d unit?

There was moisture in Apartment 202 d and according to the Coast Guard staff, there was a water leak in the unit, but we do not know when the leak occurred.

27. What's stored in the garage building?

Equipment that belongs to Marin County Fire Department is temporarily stored on the site.

28. When were the different buildings constructed?

Please find that information in the EMG Report, available upon request.

Environmental review and entitlements

29. Is there a pathway for the entitlement process with the coastal commission, fish and game, army corps, etc.? Has the County communicated with the Coastal Commission about an entitlement pathway for the existing units? How far along is the CEQA review?

A process or timeline have not been developed for the entitlements. However, County staff anticipates that the property will require an amendment to the LCP, a Coastal Development Permit, and environmental review consistent with the California Environmental Quality Act (CEQA). It is anticipated that the first phase of the project would be subject to review under the CEQA with acknowledgment of a second phase that is to be determined, along with any broad, conceptual level of analysis that is feasible regarding what is reasonably foreseeable as part of phase 2. The second phase would subsequently be subject to review under CEQA at the time when the second phase project elements and design have been decided on and we have arrived at an accurate, stable and finite project description.

30. Was there a NEPA done by the Coast Guard? When and can it be made available? Can the County share disclosures of the known presence of asbestos and other toxins?

The US Coast Guard commissioned an Environmental Compliance Due Diligence Activities Report completed in 2016, which is available upon request.

31. Where is the floodplain located on site? Does the property drain to the creek?

A full assessment has not been completed however, please refer to the Property Information Package which is available upon request.

32. Has there been a cultural assessment done of the property?

A Historic Resource Study was completed in 2016 and is available upon request.

33. Were munitions stored here?

According to the Coast Guard, this was a housing facility and no munitions were stored here.

34. Has there been an arborist report or bioassessment done recently?

All additional reports will be required to be completed following selection of the developer.

35. Are there any below ground tanks?

According to information from the Coast Guard there are no below ground tanks. Please refer to the Environmental Compliance Due Diligence Activities Report, which is available upon request.