

University Ridge Development Questions and Answers

1. Please clarify if the proposal responses are to address only the items in the “Content of Responses” section.

All responses should address the Content of Responses, which includes the schedule and deliverables for the “Scope of Work” mentioned in Section B. Work Plan (Page 8).

2. Please clarify that the “Scope of Work” section will be conducted after the selection of the successful proposer. And that it is not the expectation that the team complete full schematic drawings, conduct traffic impact analysis, utility impact analysis, and economic impact analysis within 29 work days.

The Work Plan section of the Content of Responses asks developers to “Identify a schedule and deliverables to match the scope of work identified in the proposal. Work plans should demonstrate a clear understanding of the County’s goals and the comprehensive project, as well as innovative, creative thinking put forth in the redevelopment design” (Page 8).

After evaluation of the Request for Development Proposals responses (April 27), “Top candidates based upon the selection criteria put forth in Phase I will be invited to present all aspects of their development proposals to the County. Further instructions for Phase II criteria will be provided upon notification of advancement” (Page 3). As stated in the Pre-Submission Conference questions and answers, the County and may ask for more detailed information with regards to these preliminary analyses in Phase II of the Request for Development Proposals.

The audio file for question portion of the Pre-Submission Conference is available at www.UniversityRidgeDevelopment.org under “Questions & Answers.” Additionally, the PowerPoint Presentation provided at the Pre-Submission Conference is available on the website under “Documents.”

3. What is the preference for the county offices - lease or own? Will you entertain build to suit offers?
As stated in the RFP, “At the completion of the development project, the County plans to own the administrative building at a minimum, and could own the parking structure(s) as well. The County is open to developers either proposing to build a new County facility to suit County needs while also complementing the design plans for the remainder of the site, or a land sale that carves out the necessary space for the County to build its own facility” (Page 11-12).
4. Was there a prior RFP that did not come to fruition and why?
There was no prior RFP.
5. Will the county participate in the cost of new street grid?
As stated in the Request for Development Proposals, “Proposals should detail the level of development intensity and anticipated public investment requisite of the site plan. Depending on the level of intensity of the development and investment within the community, the County may utilize tax incentives to participate with some of the necessary public infrastructure improvements” (Page 9). A new street grid could be part of public infrastructure improvements.
6. I plan to attend the February 9th meeting at 2:30pm, however wanted to clarify that the developer would control all aspects of design & construction once acquired(sold).
The County would be a part of the design and construction of the County’s administrative offices facility; however, once acquired (sold), depending on the terms of the negotiated contract, the developer could control all aspects of design and construction in accordance with any and all City of Greenville requirements and regulations.