



County of San Diego – Addendum 2

QUESTION – In Section 4.7. , Para 1 Project Executive and Para 2 Project Managers - it states specifically “individual with authority to make binding decisions on behalf of the developer..”, but in Para 4. Construction Manager it makes no reference to developer. In Para 4. Construction Manager - Are you looking for the General Contractors Project or Construction Manager or a third party Construction Manager? We manage all of our projects in-house so no third party construction manager would be involved in this project. Our Project Manager is also our Construction Manager. How should we respond to 4.7 Para. 4?

COUNTY ANSWER – The developer should explain that the Project Manager would also be the Construction Manager and submit specific credentials for that individual within each category.

QUESTION – In Paragraph 4.5 it states “At a minimum, the submittal shall identify the lead development firm, **joint venture partner firms, financial partners**, lead planning and design firms, general contractor and other proposed partners or consultants”. However, in Paragraph 4.5.1 Minimum Requirements of the Development Team it states “The respondent’s developer, architect and general contractor must demonstrate successful development of at least three (3) project...”. There is no mention of joint venture partner firms or financial partners in this paragraph. Typically, we would not select a joint venture partner or financial partner at this stage of a public process because we have not been selected yet to move on to the RFP phase. Plus we do not currently have a design or economics to present to them for their consideration.

Does the RFSQ require us to identify a specific joint venture partner or financial partner to be responsive or can we just provide a list of joint venture partners and financial partners we have done business with on other projects?

COUNTY ANSWER – Pursuant to section 4.10 (d) “Required information includes: Any letters of interest or commitment letters from potential lenders or equity partners.”

QUESTION – Does the County have a set of plans for the existing garage?

COUNTY ANSWER – A set of plans will be published on the County web site as “Addendum 1 – Plans (Property)”. It is developer’s responsibility to continue to check for updates on the County website listed in the RFSQ.
