



CITY OF BLACK DIAMOND

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Second Addendum to City of Black Diamond City Campus RFP issued September 15, 2022

This Second Addendum is issued pursuant to Section I.F of the RFP referenced above.

Preproposal Conference Sept 26, 2022 Questions and Answers and additional information given to attendees

1. What was the city's original plan for creating a city campus?
Answer- The city's initial plan was to purchase land and procure an entity to build the new city campus. The city did initial search of properties with the city limits with a focus on centrally located properties.
2. Is the city open to other ideas than what is stated in Section II-3 of the RFP regarding timing of when to establish the rent rate?
Answer- yes, the city is open to other ideas presented in a Proposal
3. Is location a critical factor to be considered in the evaluation of the Proposals?
Answer- As stated in Section III-A, there are many factors the city will consider, one being the goals stated by the city in Section III-B, that includes a centrally located site.
4. There appears to be a discrepancy between the Needs Report recommendation of size of land needed and Section II-2 of the RFP, the Needs Report stating 2.5-5 acres and Section II-2 stating 5-10 acres.
Answer- Section II-2 is the ideal desire of the city, but the Needs Report is what the 10-year horizon need would be, with and without public space. The city will consider the cost effectiveness of the any additional land as presented. The target for all Proposers should be 5 acres.
5. What is the target time frame for completion of the city campus project?
Answer- Approximately 5 years to move in ready.
6. Are Proposals submitted to the City confidential and not available via public disclosure?
Answer- All materials submitted to the City in response to this RFP are subject to public disclosure under the Public Records Act (PRA). Upon receipt of a public records request that encompasses any responses to this RFP, the City will review the responsive records at that time and determine whether specific portions thereof fall within a recognized

exemption to disclosure under the PRA. There is no general exemption applicable to materials submitted in response to an RFP. If any materials submitted by a Proposer are clearly marked "Confidential" or "Proprietary" or bear other similar markings, the City may, but is not required to, provide notice to the Proposer before releasing the records so that the Proposer may have an opportunity to seek a court injunction against the disclosure. Proposers are encouraged to consult with their own legal counsel to determine if a recognized PRA exemption may apply to specific information they intend to submit in response to this RFP.

Other detailed information discussed at the Preproposal Conference

Evaluation Criteria was reviewed-

- (1) The city understands that most developers have not created a city campus- the city is looking for commercial development experience on a similar scale
- (2) Site Plan- the city is looking for a very simple sketch, can be hand drawn, the purpose of the site plan at this stage is to demonstrate the landowner has a sense that the project could fit on its land and be compatible with the surrounding property uses.
- (3) Team presented – the city wants to know who the city would be working with on a regular basis
- (4) Financial Capacity – the city wants to know that the developer can actually complete the project
- (5) References – the city wants to know the developer is in good standing in the business community

Additional Information

Any Proposer is welcome to submit more than one location for consideration