

REQUEST FOR INFORMATION



**Adaptive Use, Rehabilitation, Redevelopment and/or Sale
of the Savannah-Chatham County Public School System's
Administrative Central Office Building
208 Bull Street, Savannah, Ga 31401**

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April 14, 2024

PART I: REQUEST FOR INFORMATION PROCEDURE

A. SCCPSS Seeks Responses to this Request for Information ("RFI") Concerning the Adaptive Use, Rehabilitation, Redevelopment and/or Sale of the Administrative Central Office at 208 Bull Street, Savannah, GA 31401.

The Savannah-Chatham County Public School System ("SCCPSS" or the "District") would like to take this opportunity to announce that it is requesting responses to **Request for Information ("RFI") 24-50, for Adaptive Use, Rehabilitation, Redevelopment and/or the Sale of the Administrative Central Office at 208 Bull Street, Savannah, GA 31401.**

SCCPSS is issuing this RFI to obtain information relative to possible options for redeveloping, using, or selling the District's Administrative Central Office Building at 208 Bull Street, Savannah, GA 31401 (the "208 Bull Street Property"), in whole or in part. The responses to this RFI ("Responses") shall be used to inform the District's decision to issue a more specific solicitation for the actual redevelopment or sale of the 208 Bull Street Property. **This RFI will not result in any contract for the sale or redevelopment of the 208 Bull Street Property to any person or entity.** The District may decide that it will continue to use the 208 Bull Street Property as is, and not conduct any further solicitations for redevelopment or sale.

Respondents will submit Responses at their own expense, and there is no express or implied obligation for SCCPSS to reimburse responding companies or individuals hereafter referred to as the "Respondent(s)" for any expenses incurred in preparing or presenting information in response to this request.

SCCPSS reserves the right to request additional information, clarifications, or interviews, from Respondents where it may serve the District's best interest. SCCPSS reserves the right to retain all information received and to use this information to help formulate future solicitations regarding the renovation, redevelopment, or sale of the 208 Bull Street Property.

Enclosed is a Request for Information ("RFI") packet, which provides instructions for the submission of information requested by the SCCPSS (referred to as "Responses").

B. Deadline and Method for Submitting Responses.

Responses will be accepted prior to the deadline, **May 16, 2024, at 2:00:00 p.m. (ET)**. Any Response received after this deadline for submission will not be accepted. Interested parties are responsible for ensuring that their Responses are timely received and stamped by Purchasing Department personnel. **If an Offeror does not receive an email confirmation that its Response has been received and registered between 9:00:00 a.m. (ET) and 5:00:00 p.m. (ET) on the day the Response is sent or prior to the deadline for Response submissions on the date Responses are due, then the Offeror should email or call the Purchasing Department at (912) 395-5572 to confirm receipt.** While

SCCPSS will accept all Responses received by the purchasing@sccpss.com email account before the deadline, offerors should not wait until the last minute to submit their Responses. It shall not be sufficient to show that the Response was sent by email before the scheduled deadline. **Any Response not received by the District by May 16, 2024, at 1:59:59 p.m. (ET) will be rejected.**

Responses shall be printed or scanned to PDF and shall include the following documents:

1) A Cover Letter – The cover letter should identify the Respondent and its Project Leads submitting the Response on behalf of the Respondent, to include the Respondent’s legal name, principal office address, telephone number, and email address for further contact regarding this RFI.

2) Respondent’s Resume- A resume demonstrating Respondent’s qualifications and experience developing historical buildings into viable commercial spaces and/or public private development opportunities.

3) List of Similar Projects/Transactions- Respondent should provide a list of at least five (5) projects or transactions Respondent has completed in the last ten (10) years that would be similar to Respondent’s proposed redevelopment plan or transaction for the 208 Bull Street Property, to include a) project name, b) project address, c) project owner, d) project budget, e) actual project cost, f) acreage of project, g) square footage of project h) a general description of the nature of the project or transaction, and i) a description of Respondent’s role in the project (i.e. buyer, developer, design professional, or builder).

4) Respondent’s Proposed Solution for the 208 Bull Street Project. Respondent should prepare a document that answers the numbered questions listed under the “Solution” section below.

5) Project Cost, Sales Price, and Financing Method- The Respondent should provide a description of the ways that Respondent envisions that the proposed solution might be financed or the purchase price that Respondent might pay. Respondents would not be committed to a stated financing method or pricing in any future solicitation that might be issued after this RFI, if any. The project cost, sales price, and financing method estimates are requested to help the District evaluate the possible financial costs or benefits of proceeding with future solicitation for the future redevelopment or sale of the 208 Bull Street Property.

All emails transmitting Responses must contain the following information in the subject line in Upper case: “RESPONSE FROM [OFFEROR’S NAME], RFI 24-50, 208 Bull Street RFI, CONFIDENTIAL UNTIL CLOSING DATE AND TIME.”

After the deadline for Responses, receipt of the Responses will be recorded in a register that simply identifies the names of Respondents. The register will be open for public inspection, and the District will begin its review of Responses to determine if they are “responsive” and “responsible.” Until Responses are reviewed to determine whether they are “responsive” and “responsible,” their contents will not be available for public inspection. When the District has determined the final list of Responses that are deemed “responsive” and “responsible,” the District will make the “responsive” and “responsible” Responses open for public inspection. **Because Responses shall be open to public inspection, Respondents should be careful not to include any sensitive, confidential, proprietary business information that they are unwilling to have shared with the public.**

For a Response to be “responsive” it must address the questions requested in this RFI in the manner requested. To be from a “responsible offeror,” it must also appear that the Respondent has demonstrated experience with the type of project or transaction proposed. The District is not looking for general opinions as to how to use 208 Bull Street in the future, but specific proposals that the District might find

useful in shaping a future Invitation to Bid or Request for Proposals concerning the future redevelopment or sale of 208 Bull Street. District Staff and Board Members may discuss responsive and responsible proposals in future executive sessions and/or public meetings as appropriate in the District's sole discretion to help formulate plans for a future solicitation concerning the redevelopment or sale of the 208 Bull Street Property.

The District reserves the right to issue an addenda to extend the deadline for Responses to this RFI.

C. Site Visits.

All Respondents are strongly encouraged to visit the 208 Bull Street, Administrative Central Office Building to familiarize themselves with the building, site, and adjacent context. Tours for interested Respondents will be held on May 2, 2024 at 10:00 am (ET). Attendees are required to follow District's COVID-19 precautions in place at the time of the visit and may be required to wear a mask.

D. Opportunities for Written Questions.

If an Offeror should have any questions relating to an RFI, including but not limited to the interpretation of RFI language, the specifications, or the preparation of submittals, the Offeror may deliver written questions or requests for interpretation by email to the Purchasing Department's designated email purchasing@sccpss.com. Emails must contain the "**RFI 24-50, 208 Bull Street RFI, QUESTION SUBMITTAL**" clearly marked in **UPPER CASE** in the subject line of the submitting email. Emails without the RFI name and number clearly identified in the subject line of the email may not be considered. **All request for interpretation must be submitted before 5:00 pm (ET) on May 6, 2024. Questions or requests for interpretation received after 4:59:59:99 p.m. on the due date may not be considered.**

Following receipt of questions for additional information or clarifications, the District may issue an addenda to this RFI which will be made available on the District's website to all potential Respondents.

E. "Cone of Silence" Outside of Site Visits and Submission of Written Questions/Requests for Interpretation.

A "Cone of Silence" is imposed upon this RFI after advertising and terminates at the time the District concludes its evaluation of Responses. Except as specifically set forth below, the Cone of Silence prohibits any communications in any form (whether written, oral, or electronic) by, or on behalf of, a prospective Offeror for this RFI, including any persons affiliated with or in any way related to a prospective Offeror, with any District employee, any member of the elected Board of Education that serves as the District's governing body, the Superintendent or her staff, and any other persons involved in evaluating submittals. The Cone of Silence is intended to prohibit lobbying for, or against, a particular Offeror or Offerors and to prevent prospective Offerors from circumventing the process set forth in this RFI.

F. Projected Timetable for RFI Process:

1. **RFI Advertisement Date: April 14, 2024**
2. **Site Visit: May 2, 2024 at 10:00am**
3. **Deadline for Questions/Requests for Interpretation: May 6, 2024 at 5:00 pm (ET)**
(Questions must be received by 4:59:59:99 p.m. (ET)).
4. **Deadline for Responses: May 16, 2024 at 2:00 pm (ET)**
(Responses must be received by 4:59:59:99 p.m. (ET)).

F. The District’s Reservation of Rights:

The District, in the discretion of the Purchasing Director, the Chief Financial Officer, the Superintendent, or the District’s governing body, the elected School Board, reserves the right to amend this RFI and all attachments in any way and at any time (without cancelling it in its entirety) before the deadline for the submission of proposals. Any addenda amending this RFI will be made available to all Offerors on the District’s website. The submission deadline will be extended at least seventy-two (72) hours if any addenda are issued less than seventy-two (72) hours before the submission deadline.

The District further reserves the right to amend this RFI in any way after the deadline for the submission of Responses (without cancelling the RFI in its entirety), except the District will not amend the original RFI formatting or submission requirements or the criteria for determining whether the Offeror is a “responsive” or “responsible” Offeror. Non-exclusive example of such an amendment to this RFI may be the addition of an interview process to discuss proposed solutions by Respondents.

The District further reserves the right to redo any stage of this RFI (without cancelling it in its entirety) if the District, in the discretion of the Purchasing Director, the Chief Financial Officer, the Superintendent, or the District’s governing body, the elected School Board, has concerns that a stage of the RFI should be redone to eliminate any question of whether it was conducted properly.

The District reserves the right to reject any and all Response submitted in response to this RFI, and to waive any irregularities or technicalities in proposals received whenever such rejection or waiver is in the best interest of the District.

The District has the right to disqualify a proposal of any Offeror on the basis that the proposal is “nonresponsive” or the Offeror is “not responsible.”

G. Protest Procedure:

Because the District will not award any contracts as a result of this RFI, it does not anticipate that any potential Respondent could be aggrieved by the results of this RFI or have any reason to protest this RFI process.

However, the District will extend its standard solicitation protest procedures to this RFI.

Any actual Respondent or bona fide prospective Respondent who claims to be aggrieved in connection with this RFI may protest to the Purchasing Director **by email to purchasing@sccpss.com. Please include “PROTEST- RFI 24-50, 208 Bull Street RFI,” clearly marked in UPPER CASE in the subject line of the email. It is incumbent upon the prospective Respondent to receive confirmation from the Purchasing Department that its protest has been received. Bidders who do not receive confirmation of the protest by email during normal business hours of 9:00 a.m. to 5:00 p.m, on the day the protest is sent should call the Purchasing Department to confirm receipt of the protest at (912) 395-5572.**

By submitting a Response in response to this RFI without filing a protest observing the deadlines set forth below, the Respondent waives any objection to the content of this RFI (including any attachment or addenda) issued prior to as well as any objection to any procedure outlined therein. Protests filed after the deadline for submissions shall only concern the implementation of the RFI as applied to the Bidder or addenda issued after the submission date.

Any protest to the content of this RFI (including any attachment or addenda) as well as any objection to

any procedure or evaluation criteria outlined therein shall be filed no later than five (5) business days prior to the deadline for submissions of Responses, unless the objection concerns an addendum issued fewer than five (5) business days prior to the deadline for submissions of bids, in which case, an objection may be filed to that addenda only at any time before the submission deadline.

Any protest filed after the submission deadline shall be submitted within five business (5) days after the action by the District on which the grievance is based, but in no case later than five business (5) days after the date of the District's notice of "Responsive" and "Responsible" Responses and Closing of the RFI.

The letter of protest shall be taken under consideration by the Chief Financial Officer and/or the Superintendent, who shall respond to the protesting Bidder within ten (10) business days of receipt of the letter of protest. The initial written response may explain that the Chief Financial Officer and/or the Superintendent need additional time to review the Protest. The written decision of the Chief Financial Officer and Superintendent that substantively addresses the protest shall be final and conclusive.

Part II: The Types of Development Opportunities SCCPSS Seeks to Explore and Substantive Information for Respondents to Provide

A. General Purpose of this RFI.

The 208 Bull Street Property is believed to have been constructed between the mid-1800's and the turn of the 20th century. The structure is comprised of a city block with two (2) adjacent historic brick three (3) story buildings located on the southeast corner of Bull Street and Oglethorpe Avenue in the Landmark Historic District of Savannah, Georgia. Despite the District's refurbishment and retrofitting efforts, the over-a-century-old structure lags behind current marketplace standards and sophistication, leaving the building obsolete and needing major improvements to support the District's community and the staff's security, technology, and operational needs.

This RFI process will allow the SCCPSS to seek input from the market on viable solutions to meet the needs of the school district and the community. The result of the RFI will provide a collection of ideas, information, and recommendations from various responders within the marketplace who may consider the proposed solutions listed within the scope of work, as well as offer other creative concepts that will be considered as the SCCPSS determines the most beneficial approach to meeting the needs of its community and stakeholders.

B. The District Seeks to Explore a Wide Variety of Possible Future Uses for the 208 Bull Street Property, Including, But Not Limited To, Redevelopment and Sale, in Whole or in Part.

SCCPSS seeks to gain valuable information from industry leaders experienced in property renovation, real estate redevelopment, and/or real estate transactions to help shape the future use or sale of the 208 Bull Street Property by SCCPSS.

While the District might consider an outright sale of all or part of the 208 Bull Street Property, the District is particularly interested in exploring more creative ways to renovate or redevelop the 208 Bull Street Property so that it may continue to maintain a presence in part of the 208 Bull Street Property, while shifting some current central office departments and staff to other properties. The District is particularly interested in maintaining office and meeting space in the 208 Bull Street Property for the Superintendent and other upper-level executive staff with separate access from other portions of the building and dedicated parking. Respondent should suggest ways where the sharing of that space

might be accomplished, including, but not limited to, subdivision and partial sale, lease arrangements, and public-private partnerships.

Given the historic nature of the building, the District would like proposals to describe how the Respondent would maintain the building's historic features, façade, and signage and how any future uses would support the surrounding historic neighborhood and downtown community.

Possible solutions the District would consider, include, but are not limited to the following:

Solution #1 – Lease of the Property to a Private Party that Renovates Building.

SCCPSS retains ownership of the entire 208 Bull Street Property, but it would consider leasing part of the 208 Bull Street Property to a private party that renovates the building and/or property. The District may lease the property for up to fifty (50) years.

Solution #2 – The District Retains Ownership But a Third Party Manages a Redevelopment.

SCCPSS retains ownership of the 208 Bull Street Property and finances improvements, but a third party advises and manages the redevelopment of the property, including suggesting ways that the District might generate income from portions of the property not used by District staff.

Solution #3 – Sale of Part or All of the Property.

SCCPSS sells part or all of the 208 Bull Street Property. A partial sale might involve the subdivision of the property, whereby the District retains ownership of part of the property for its own use and a potential purchaser purchases the remainder.

Solution #4 – Public Private Partnership Approach

SCCPSS enters into a public-private partnership pursuant to the Georgia Partnership for Public Facilities and Infrastructure Act, O.C.G.A. § 36-91-110 *et. seq.*, (or similar statute) for the redevelopment of 208 Bull Street Property.

Solution #5 - Other

SCCPSS will consider other solutions not mentioned above that accomplish a substantially similar end-result, meaning redevelopment of the 208 Bull Street Property, preferably in a manner that allows the District to maintain a presence in part of the property.

C. Description of the 208 Bull Street Property.

With this RFI, SCCPSS will make available due diligence materials available on its website, including plans and pictures of the 208 Bull Street Property.

Additional descriptions of the 208 Bull Street Property follow. All descriptions are intended to be general information to assist Respondents in suggesting general concepts for redevelopment plans or sale transactions. Respondents should not rely on this information to make final bidding or other financial or business decisions, and should independently verify this information during any due diligence period of any future solicitation process or transaction that might result from this RFI.

1. Historical Relevance.

The 208 Bull Street Property is a historically significant building within Savannah's Historic District. It was once home to Chatham Academy, a local high school, before becoming the central administrative building for SCCPSS.

The two buildings on the property are among Savannah's oldest structures. They feature grand entryways, stairways, and halls. Many of the original larger rooms have been subdivided to create smaller administrative offices. There is a walled parking lot with current access from Hull Street. Public on-street parking also surrounds the building. There is a basement level under part of the building, which could support a variety of uses.

2. Site Details.

Significant details concerning the 208 Bull Street Property include:

- a) Owner of Record: The Board of Public Education for the City of Savannah and the County of Chatham (which is the body corporate responsible for public education in the City of Savannah and the County of Chatham commonly known as the Savannah-Chatham County Public School District).
- b) 208 Bull Street is located in the City block bounded by Bull Street to the west, East Oglethorpe Avenue to the North, Drayton Street to the east, and East Hull Street to the south.
- c) Neighborhood: Landmark Historic District
- d) Approximate coordinates: 32.07621, -81,092306
- e) Tax Parcel Number(s): 20015 14001
- f) Site Size: Approximately 300' x 210' (63,000 SF)
- g) Surplus/Excess Land: None
- h) Utilities: All major public utilities are available
- i) Parking: Currently 53 marked spaces
- j) Zoning: D-N, Downtown Neighborhood District
- k) Flood Zone: According to the Flood Insurance Rate Map for Savannah, Chatham County, Georgia, Panel 13051CO154G, dated August 16, 2018, the site lies in Zone X, an area determined to be outside the 500-year flood plain.
- l) A solid brick privacy wall along (2) sides of the site.

3. Building Details.

- a) Substructure:

The building rests on wall and column foundations that are not showing signs of settlement or damage. The building has a basement of brick construction that does not show signs of settlement with no indications of water infiltration.

b) Superstructure.

The superstructure is wood/masonry frame. Floor construction is wood. Roof construction is wood. The exterior envelope is comprised of walls of brick that are in need of re-painting. The exterior windows are wood frames with operable panes. They are aged not energy efficient. Exterior doors are solid core wood mostly with glazing and aged. Roofing is typically pitched built-up and shingled. There are no reported leaks. There are entrances that meet ADA requirements. The building roof has gutters and downspouts.

c) Interiors Finishes.

Interior construction partition wall types include painted plaster. Interior doors are generally solid core wood with wood frames and mostly with glazing. Many doors are in need of replacement. Interior fittings include the following items: toilet accessories, storage shelving, handrails, fabricated toilet partitions, fabricated cubicles. Stair construction includes wood risers and wood treads with rubber finishes. The interior wall finishes are typically plaster. Floor finishes in common areas are typically wood. Floor finishes in assignable spaces are typically carpeted. Ceiling finishes in common areas are typically plaster. Ceiling finishes in assignable areas are typically 2x4 suspended acoustical tile.

4. Mechanical Systems, Fixtures, and Amenities.

- a) Conveying Equipment: The building includes one (1) hydraulic elevator. It does not include any escalators, wheelchair lifts, or other lifts.
- b) Plumbing: Domestic water distribution is copper with electric hot water heating. Sanitary waste is cast iron. The plumbing systems are aged and in need of replacement.
- c) HVAC: Heating is provided by gas fired boiler which supply radiators in all of the common areas. Individual offices are heated and cooled with individual split systems that are reportedly not working properly and are in need of replacement or redesign.
- d) Fire Protection: The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
- e) Electrical: The main electrical service is fed from a pad mounted transformer, owned, and maintained by the local utility company with an output voltage of 3 Phase-4 Wire-277/480volt power to a main switchboard/ distribution panel at the building. Power distribution feeder wiring to sub-panels and other transformers is typically copper. 3 Phase 4-Wire, 120/208Volt

and is adequate. Lighting circuit wiring is typically 3 Phase-4 Wire-120/208 Volt, with an equipment ground serving mostly lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper, 3 Phase-4 Wire-120/208 Volt, with an equipment ground serving electrical receptacles. Most of the electrical system has been replaced piece meal over the years and needs to be upgraded. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated. The building exterior is not illuminated.

- f) Fire Alarm: The fire alarm system consists of audible annunciators in common spaces, balconies, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets and/or cabinets that are adequately secured and the equipment space is furnished with dedicated conditioned air.
- g) Internet Connectivity: This building does have a local area network (LAN).
- h) Other Electrical Systems: The building does have an emergency generator.

D. Substantive Information to Include with Responses:

Responses shall be printed or scanned to PDF and shall include the following documents that provide the following information.

1) A Cover Letter – The cover letter should identify the Respondent and its project leads (employees) submitting the Response on behalf of the Respondent, to include the Respondent's legal name, Respondent's form of business (e.g. corporation, LLC, partnership), principal office address, telephone number, and the email address for further contact regarding this RFI.

2) Respondent's Resume- A resume demonstrating Respondent's qualifications and experience redeveloping historic buildings, building new developments in historic neighborhoods, and/or participating in public-private development opportunities.

3) List of Similar Projects/Transactions- Respondent should provide a list of at least five (5) projects or transactions Respondent has completed in the last ten (10) years that would be similar to Respondent's proposed redevelopment plan or transaction for the 208 Bull Street Property, to include a) project name, b) project address, c) project owner (including the project owner's telephone and email address), d) project budget, e) actual project cost, f) acreage of project, g) square footage of project h) a general description of the nature of the project or transaction, and i) a description of Respondent's role in the project (i.e. buyer, developer, design professional, or builder). Respondents may, but are not required, to provide photographs or other materials related to these projects. Respondents consent to SCCPSS contacting owners of identified projects directly.

4) Respondent's Proposed Solution for the 208 Bull Street Project. Respondent should prepare a document that answers each of the following numbered questions:

Questions Related to Proposed Solutions:

1. **Which of the following solutions does Respondent propose using to redevelop the 208 Bull Street Property? Respondent may propose more than one option.**

Solution #1 – Lease of the Property to a Private Party that Renovates Building.

SCCPSS retains ownership of the entire 208 Bull Street Property, but it would consider leasing part of the 208 Bull Street Property to a private party that renovates the building and/or property. The District may lease the property for up to fifty (50) years.

Solution #2 – The District Retains Ownership But a Third Party Manages a Redevelopment

SCCPSS retains ownership of the 208 Bull Street Property and finances improvements, but a third party advises and manages the redevelopment of the property, including suggesting ways that the District might generate income from portions of the property not used by District staff.

Solution #3 – Sale of Part or All of the Property.

SCCPSS sells part or all of the 208 Bull Street Property. A partial sale might involve the subdivision of the property, whereby the District retains ownership of part of the property for its own use and a potential purchaser purchases the remainder.

Solution #4 – Public Private Partnership Approach

SCCPSS enters into a public-private partnership pursuant to the Georgia Partnership for Public Facilities and Infrastructure Act, O.C.G.A. § 36-91-110 *et. seq.*, for the redevelopment of 208 Bull Street Property.

Solution #5 - Other

SCCPSS will consider other solutions not mentioned above that accomplish a substantially similar end-result, meaning redevelopment of the 208 Bull Street Property, preferably in a manner that allows the District to maintain a presence in part of the property.

2. **Does Respondent propose to use part or all of the property for private residential or commercial uses? If so, please describe Respondent's proposed private uses.**
3. **Does the Respondent's proposed solution provide for the District to maintain a future use of all or part of the 208 Bull Street Property? If so, please describe the extent of the proposed future use.**
4. **If Respondent's proposed solution provides for the District to maintain a future use for all or part of the 208 Bull Street Property, please describe Respondent's plan for providing District Staff and the public with access and parking to retained space?**

5. Why does Respondent submit that the Solution(s) recommended above is/are the best approach(s) to redeveloping the project?
6. Why is Respondent's team qualified to recommend and implement the Solution(s) recommended above?
7. If Respondent were to implement the Solution(s) recommended above, how would Respondent divide responsibilities for the development or transaction among SCCPSS, the Respondent, and other key players in the development process, such as design professionals, contractors, lenders, etc.?
8. How would Respondent manage and implement its redevelopment plan, to include an outline for the timing/phasing of the transaction from bidding, due diligence, award, design, permitting/rezoning, construction/renovation, and other applicable stages of development?
9. What additional information would Respondent need to further assess the feasibility of the proposed redevelopment solution(s)?
10. How long of a due diligence period would Respondent like to further assess the feasibility of the proposed redevelopment solution(s)?
11. What are the unique features and benefits that Respondent's team provides for managing this type of project?
12. How would Respondent hope to benefit financially from the proposed solution, if selected following an award resulting from a future solicitation?
13. What costs or risks does Respondent expect to bear from the proposed solution, if selected following an award resulting from a future solicitation?
14. How does Respondent expect the District to benefit financially from the proposed solution?
15. What benefits, other than financial benefits, does the Respondent's proposed solution offer the District?
16. What costs or risks does the Respondent expect to SCCPSS to bear with Respondent's proposed solution?
17. What benefits does the Respondent's proposed solution offer to the community?
18. How does Respondent propose to maintain the historically significant features of the 208 Bull Street Project?
19. Does Respondent's proposed solution include proposed plans for housing and relocating the Superintendent's Office and other high-level District staff during the redevelopment period? If so, where?

20. Does Respondent’s proposed plan provide for the temporary relocation of SCCPSS records and assets currently maintained at the 208 Bull Stret Property? If so, what does Respondent propose?

5) Project Cost, Sales Price, and Financing Method- The Respondent should provide a description of the ways that Respondent envisions that the proposed solution might be financed or the purchase price that Respondent might pay. Respondents would not be committed to a stated financing method or pricing in any future solicitation that might be issued after this RFI, if any. The project cost, sales price, and financing method estimates are requested to help the District evaluate the possible financial costs or benefits of proceeding with future solicitation for the future redevelopment or sale of the 208 Bull Street Property.

END OF RFI