



UC HASTINGS
COLLEGE OF THE LAW
EST. 1878

5.17.19

RFP #89-0001 Student Housing Market and Demand Study

Addendum 1
Questions and Answers

RFP #89-0001 is hereby amended to incorporate the following questions, answers, and clarifications:

Q1: Could UC Hastings please provide the budget set aside for this RFP/project?

A1: UC Hastings has sufficient resources to pay reasonable fees for the requested study and final report. It is anticipated UC Hastings would be reimbursed from bond proceeds for this expense. Additionally, the fee proposal will be one of several factors considered in the evaluation and award of this project.

Q2: Beyond UCSF, which other institutions does Hastings have agreements with for the project?

A2: UC Hastings has executed a non-binding letter of intent with UCSF, a leading health sciences university, for up to 40-45% of the beds. UC Hastings is also engaged in discussions with other not-for-profit public and private universities in San Francisco about participating in the project. UC Hastings is in active negotiations with UCSF and the UC Regents about formalizing this agreement into an occupancy guarantee. However, for purposes of the demand study, proposers should focus on development of an objective demand estimate for student/faculty housing in San Francisco, assuming that the project would also be eligible for utilization by students and faculty from a wide range of higher education institutions, including, but not limited to, UCSF, UC Berkeley, University of the Pacific, University of San Francisco and San Francisco State University.

Q3: Given that the most informed study entails significant student engagement, would it be possible to share how your academic calendar functions relative to students attending classes. In other words, are your summer classes significant enough to represent that of the typical student body?

A3: No, UC Hastings does not have a significant summer program. The first report will be mainly a review of existing demand documents from other institutions, e.g., UCSF, and a general demand analysis including a “supply study,” inventorying existing/expected supply at/near UCH’s anticipated rent levels within whatever the consultant considers a “reasonable geographic footprint.”

Q4: If the summer program does not provide this access, is UC Hastings considering extending the schedule until September?

A4: The RFP stipulated (i) the initial market study and (ii) the future update. The second phase to the engagement, the future update, can contain the more robust student input if there is not reasonable access in June. That would mean that the initial market study would be a broader survey based non-survey and general market analyses.

X _____
Bidder acknowledgement of Addendum 1
SIGN AND RETURN WITH YOUR RFP RESPONSE

Name of authorized signer

Date

Sincerely,

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