



UC HASTINGS
COLLEGE OF THE LAW
EST. 1878

UC Hastings College of the Law
200 McAllister Street
San Francisco, CA 94102

REQUEST FOR PROPOSALS #89-0001

for

STUDENT HOUSING MARKET AND DEMAND STUDY

RFP ISSUE DATE: Friday, May 10, 2019

RESPONSES DUE: Friday, May 24, 2019
by or before 5:00 p.m., PDT

I. Introduction

Hastings College of the Law (“UC Hastings”) is seeking proposals from professionals to provide a market and demand study related to the development of new housing facilities on its campus (the “Project”). UC Hastings was founded in 1878 as the “law department” of the University of California. UC Hastings is the oldest public law school in California and is the only stand-alone, public law school in the nation.

The mission of UC Hastings is to provide an academic program of the highest quality, based upon scholarship, teaching, and research, to a diverse student body and to assure that its graduates have a comprehensive understanding and appreciation of the law and are will trained for the multiplicity of roles they will play in a society and profession that are subject to continually changing demands and needs.

UC Hastings’ reputation for academic excellence, its formal affiliation with the University of California, and its location in San Francisco’s downtown Civic Center area are major factors contributing to the overall strength of the law school.

II. The Project

Phase I of the Project will consist of demolition of a building at 198 McAllister Street/50 Hyde Street and the construction of a new building containing approximately 650 beds of student housing. The construction period is currently anticipated to begin in 2020 and last approximately 2 ½ years. Phase II of the Project will consist of the renovation of an existing historic building at 100 McAllister Street. Current plans include 295 beds of student housing. Construction is expected to commence in the third quarter of 2022 and last 2 years.

The UC Hastings Board of Directors has engaged a development team led by Greystar and partnering with a local development firm, Strada Investment Group (collectively, the “developer”) to deliver the buildings that will comprise the Project.

UC Hastings has an agreement with the University of California, San Francisco (UCSF) and other higher education institutions nearby about participating with UC Hastings in the Project. It is anticipated that as much as 49% of the Project will be rented to students from other institutions as an integral part of the College’s plan for a Strategic Village.

III. The Study

As part of its preparations for the Project, UC Hastings is seeking a market and demand study to assist UC Hastings in the design of Project. UC Hastings will provide the selected provider with access to its students and other information that will be needed to complete the study. The study is expected to include, but will not be limited to, the following items:

- 1) Executive Summary;
- 2) Demographic and Enrollment information for UC Hastings and UCSF;
- 3) Information on current students’ living situations;
- 4) Projected demand for new housing for professional and graduate students
- 5) An assessment of potential demand from faculty and UCSF trainees;

- 6) An overview assessment of potential demand from other Bay Area institutions of higher education;
- 7) Information on off-campus housing competition, including cost and occupancy comparisons;
- 8) Results from a housing survey performed by the provider of the study that encompasses students at both UC Hastings and UCSF;
- 9) Results from focus group meetings;
- 10) Review of comparable housing at peer institutions.

Upon receipt of a draft study, UC Hastings and its team members will provide feedback to the selected provider before the study is deemed final. The study will also be used by UC Hastings as an informational item in obtaining financing for the Project. This may entail the study being included as an appendix in public offering document used in marketing bonds.

UC Hastings would like this study as quickly as is reasonable. It is expected that the study will be updated in spring 2020 prior to the financing.

IV. Proposal

In your response to this RFP, please include the following information:

- 1) General firm information;
- 2) Experience with studies for similar projects and institutions. Point out any experience with graduate housing and with housing in urban settings;
- 3) Summary of proposed services;
- 4) Expected timing to deliver the study;
- 5) Proposed fee for: (i) the initial market study and (ii) the future update.

V. RFP Calendar

Event	Date
RFP Issued	Friday, May 10, 2019
Questions due to UCH	Thursday, May 16, 2019
Answers provided	Monday, May 20, 2019
Proposals due	Friday, May 24, 2019 By or before 5:00 p.m., PDT
Evaluation	TBD – immediately following due date
Award	TBD

VI. Question & Answer Process

RFP #89-0001 has a Q&A process scheduled. Questions from potential respondents concerning the RFP are to be submitted to UC Hastings College of the Law in writing via email by close of business on Thursday, May 16, 2019. Email RFP questions to:

purchasing@uchastings.edu

The college will reply to the submitted questions by close of business on Monday, May 20, 2019.

IV. Due Date

Proposals are due **FRIDAY, MAY 24, 2019** via email. Submit your proposal to UC Hastings at the following email:

purchasing@uchastings.edu

Day and Date Proposal is due: Friday, May 24, 2019
Time Proposal is due: by or before 5:00 p.m., PDT

Do not send hard copies of your proposal.

V. Evaluation / Award

Evaluation period will commence immediately following the due date. The UCH team will review and rank proposals. Ranking will be based upon a combination of items 1 – 5 in the Proposal section above.

The college may conduct a finalist round, or rounds, in the course of evaluating proposals received.

Award will be to the firm that provides the best value to, and is in the best interests of the college, as determined by the college. Award process will be immediately following the evaluation process.

VI. Limitations

This RFP does not commit the College to award a contract, to defray any costs incurred in the preparation of a Proposal pursuant to this RFP, or to procure or contract for work.

All Proposals submitted in response to this RFP become the property of the College and public records, and as such may be subject to public review.

The College reserves the right to cancel or revise, in part or in its entirety, this RFP including but not limited to: selection schedule, submittal date, and submittal requirements. If the College cancels or revises the RFP, all RFP holders of record will be notified in writing.

The College reserves the right to request additional information and/or clarifications from any or all responders to this RFP.