



UC HASTINGS
COLLEGE OF THE LAW
EST. 1878

Date: 7/16/2020

RFP #90-0017 On-Call Real Estate Brokerage Services

Questions and Answers

***Note you must sign and return this addendum when submitting your proposal.**

Q1. Are you able to provide floor plans of the potential commercial spaces and any renderings?

A1. Yes, please see attached.

Q2. We typically understand and encounter the Realtor designation for residential uses as opposed to commercial development. Would UC Hastings consider alternative information for licensed brokers to designate good standing (i.e. years of experience, completed transactions, etc.)?

A2. UC Hastings is removing the requirement for NAR license in section B Minimum Qualifications of RFP 90-0017.

Q3. Will UC Hastings participate in fees?

A3. Yes. But as UC Hastings is a state entity, fees are anticipated to be minimal as most local ordinances are not applicable as the City and County of San Francisco's jurisdiction on the site is limited.

Q4. Please confirm whether UC Hastings anticipates multiple firms being awarded the assignment vs. one service provider?

A4. It is UC Hastings intent to award to one firm.

Q5. Who is merchandising the retail of the project? Will this be in the scope of work from the broker?

A5. It is UC Hastings intent that the selected firm work with College staff to identify potential tenants and market accordingly.

Q6. What is the expected retail shell delivery and projected TI amounts for retailers?

A6. Warm shell delivery in July 2023 of 7,364 gsf at approximately \$30/psf.

Q7. How are trash and deliveries expected to be handled?

A7. Trash room and delivery access off Golden Gate secondary exit path.

Q8. Does UC Hastings plan on leasing space for UCH 'Extension' Campuses outside of Academic Village?

A8. We would be receptive.

Q9. What is UC Hastings current and expected future demand for office space?

A10. Unknown. Greater demand likely from Academic Village partners.

Q11. Is there an annual Capitol spend budget for these projects that can be share?

A11. Not available.

Q12. Is there any MBE or other requirements to be included as part of these projects?

A12. No.

Q13. How do you anticipate the current economic environment and/or social distancing and health safety policies to impact any planned projects or timelines associated with the Long Range Campus Plan?

A13. Good question. Economic conditions could delay 198 McAllister Project by one year if tax exempt bond markets remain unstable.

Q14. When sending leasing plans please confirm types of uses currently in the space or types of uses designed for the needed space?

A14.

SPACE	COLUMN LINE LOCATION	USABLE AREA	PRORATION OF SPACE FOR COMMON AREA EXPENSES (BASED ON USABLE AREA)	COMMON AREA RATIO	COMMON AREA FACTOR	RENTABLE AREA
Philz	1 - 3	2,200 sf	19.78%	0.22	1.22	2,686.26 sf
Subway	3 - 4	732 sf	6.58%	0.22	1.22	893.79 sf
Golden Era Vegan	4 - 7	2,860 sf	25.71%	0.22	1.22	3,492.14 sf
Vacant	7 - 9	2,392 sf		0.22	1.22	2,920.70 sf
R-1	9 - 10	134 sf	1.20%	0.22	1.22	163.62 sf
S-1	9 - 10	147 sf	1.32%	0.22	1.22	179.49 sf
TOTAL RETAIL SPACE		8,465 sf				10,336 sf

Q15. In terms of pricing on the excel spreadsheet are you looking to see brokers fee structure as well as anticipated retail rents?

A15. Broker fee structures only. Anticipated rents optional.

Q16. Please provide renderings for your new projects.

A16. <https://www.youtube.com/watch?v=V59BTlwfKH4>

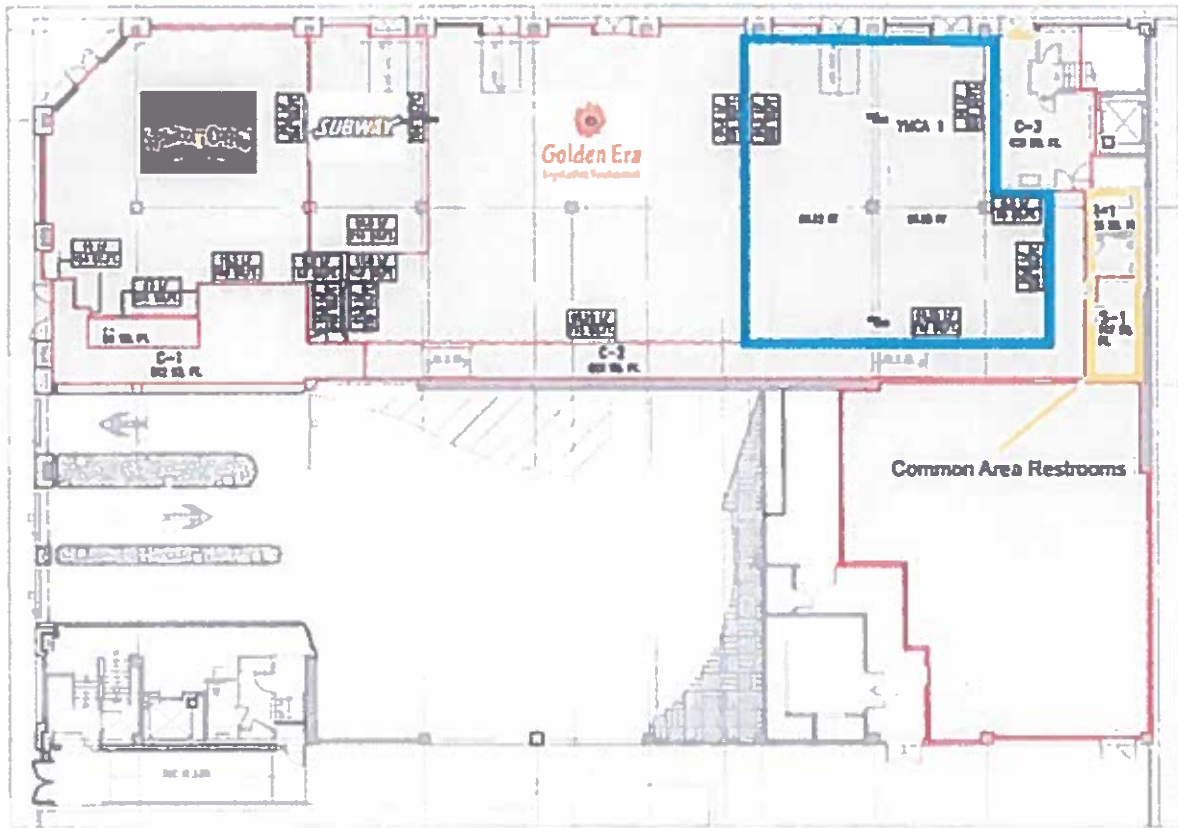
X _____
Bidder acknowledgement of
SIGN AND RETURN WITH YOUR RFP RESPONSE

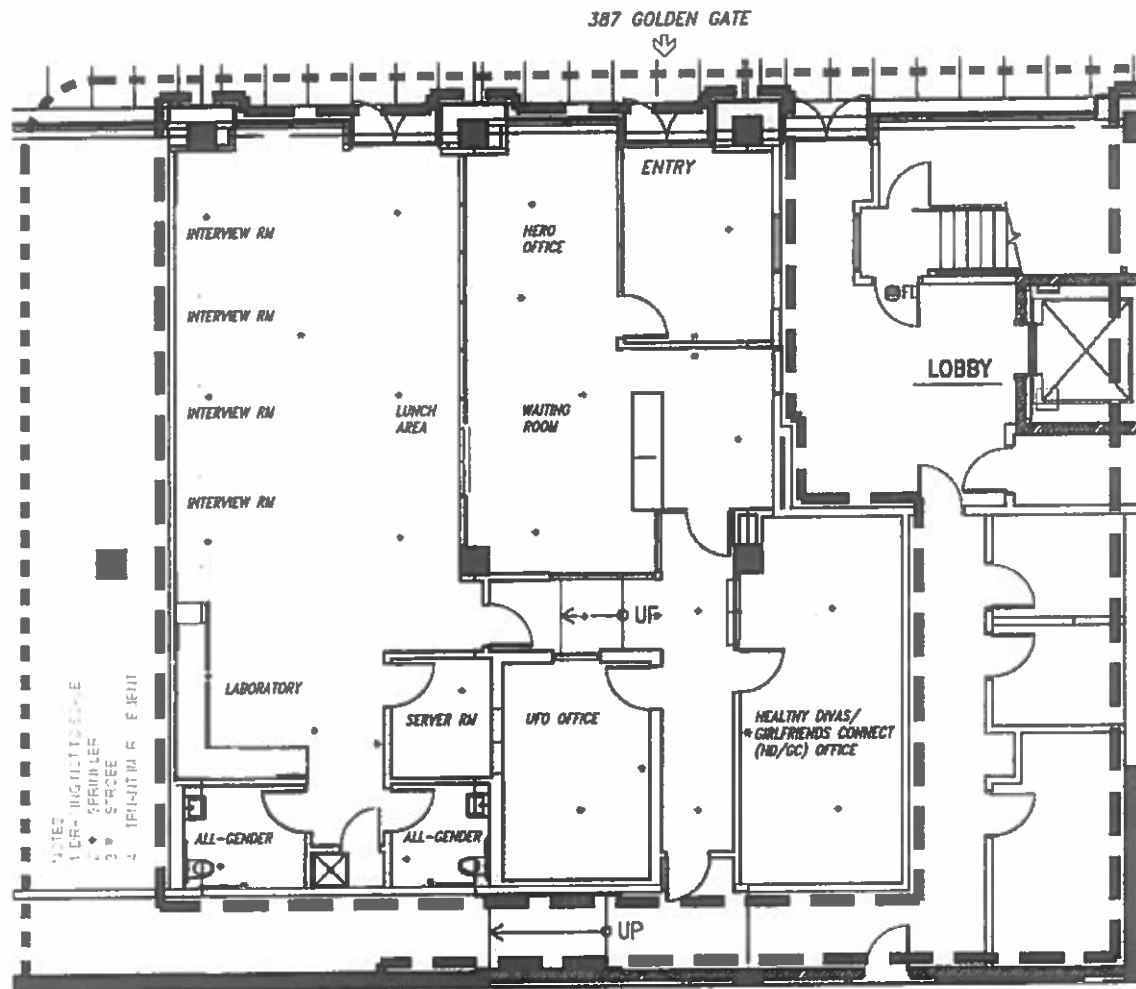
Name of authorized signer

Date

Sincerely,

Purchasing Department
UC Hastings Law
purchasing@uchastings.edu





(E) FLOOR PLAN

1/8" = 1'-0"

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INTERIOR IMPROVEMENTS TO:
UCSF COMMUNITY RESEARCH CENTER
387 GOLDEN GATE AVE.
SAN FRANCISCO, CA

(E) FLOOR PLAN

DATE: 3/11/2019
PROJECT NO: 18.06
DRAWN BY: MF

DRAWING NO.
A.1
1 OF 2