

FAIRPLEX – LA VERNE SITE RFQ  
PRE-SUBMITTAL CONFERENCE QUESTIONS & ANSWERS  
October 15, 2018

1. Will the list of interested proposers made available?

The list of interested parties/proposers will be made available at the conclusion of the RFQ process.

2. On this stage of the project, will the teams required to list all consultants? i.e. architect, engineering firms

See Section 4.6.1 of the RFQ (page 19).

3. What are the terms of the ground lease, ie. Lease year term, ground lease payments, ground lease sale provisions?

At this RFQ stage, specific terms of the ground lease are not available. These will be part of the negotiation during the RFP stage with the shortlisted teams.

See Section 4.5 Project Concept and Approach to Meet Fairplex Objectives (page 18 of the RFQ). We encourage RFQ respondents to explain preferred and feasible deal terms and financing arrangements as part of your conceptual project approach.

4. Can a developer offer on only one of the two pads?

As part of your response to Section 4.5 Project Concept and Approach to Meet Fairplex Objectives of the RFQ, include your preferred deal terms including site requirements (minimum or maximum) for your development concept(s).

5. We are hotel developers. No residential. We only need 3-4 acres, not 11. How can we participate in this RFP?

See answer to Question #4 above. You may also team up with another developer who would want to develop the other portions of the Site.

6. Is each developer responsible for the Geotechnical investigation for its own project or will you contract those services separately?

Further dialogue about geotechnical investigations will be a part of the RFP process with shortlisted developers.

7. If we propose residential, will there be an affordable requirement?

See RFQ Section 3.2 Proposed Development (bottom of page 13).

8. Have you produced a noise study? How disruptive is the noise from the drag races upon neighboring residents and businesses?

Further dialogue about noise impacts of adjacent/nearby uses will be a part of the RFP process with shortlisted developers.

9. Have you produced a market study? How can we learn more about tourism and hotel performance? Are you able to share how the Sheraton is doing?

As part of your response to Section 4.5 Project Concept and Approach to Meet Fairplex Objectives of the RFQ, please demonstrate your market expertise. Fairplex would like to know what developers think is economically viable with justification and track record to substantiate your feasible development concepts.

10. Can the list of developers be made available now for a partnership?

See answer to Question #1 above.

11. Will there be a prevailing wage requirement for construction?

A prevailing wage determination depends on any public assistance that may be a part of the project, which will be further determined during the RFP stage. In your financial analysis of the project, it may be wise to run scenarios with and without a prevailing wage requirement.

12. Is the university opposed to a purposed built student housing project because it's not university owned?

No the university is not opposed to it. At the pre-bidders conference, a university representative mentioned that it is open to this.