

QUESTIONS AND ANSWERS

PROJECT # 11-20

LAND USE DEVELOPMENT SERVICES

Date: March 11, 2011

To: All Prospective Respondents

From: Houston Community College, Procurement Operations

Subject: Informational Letter # 1 – Request for Proposals (RFP) for Land Use Development Services (Project # 11-20)

The following written questions regarding subject RFP were received in the Procurement Operations Office prior to the deadline for submitting written inquiries, of March 24, 2011 at 5:00 p.m. (local time).

Question # 1:

Could you provide a copy of the Campus Master Plan for the Central Campus? Does the Campus Master Plan provide the definitive guidelines for Central Campus land uses and design guidelines? Are non-conforming uses prohibited?

HCC Answer:

Yes. The Master Plan shows succession land use over time. These plans are under constant review by the Board of Trustees and are subject to change as college needs change. The College has design guidelines but the type of project would determine their applicability. The College would have to approve all designs.

Please note: The Master Plans (what HCC currently has) for this project can be obtained at www.hccs.edu. (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).

Question # 2:

Could you please provide a Utilities Map that details the location for each utility line/utility tap with Topographical scale? Could you provide the size/capacity of each existing utility line? Will HCC provide a new residential and/or commercial project on the Central campus with access to, and the services of, all campus utilities? If so, could you provide a cost break down for all utilities?

Are there any electrical capacity challenges that need to be considered for any of the Central Campus project areas?

HCC Answer:

Topographical and survey information (for most sites) is available. No, we will not provide the size/capacity of each utility line. HCC is searching for great and innovative ideas for projects at Central Campus. No, we will not provide a cost breakdown for utilities. Electrical capacity challenges are the same as for any new facility construction.

Please note: The topographical and survey information (what HCC currently has) for this project can be obtained at www.hccs.edu. (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).

Question # 3:

Is there a parking study for the Central campus? If so, could we obtain it? Is the Parking garage on La Branch Street fully utilized? Would HCC allow the La Branch garage to be used for new residential and/or commercial parking?

HCC Answer:

No, there is not a parking study for Central Campus. At present, parking is at a premium. Yes, the parking garage on LaBranch Street is fully utilized. No, HCC will not allow the LaBranch garage to be used for new residential and/or commercial parking.

Question # 4:

Can we obtain a survey and topo for each of the designated project areas at the Central campus?

HCC Answer:

Survey and topographical information (what HCC currently has) is available on HCC website: www.hccs.edu (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).

Question # 5:

Has HCC conducted any Geotechnical or Environmental studies for the project areas designated on the Central Campus? If so, could we obtain copies of those studies?

HCC Answer:

No.

Question # 6:

Is HCC receptive to an aggressive project timeline which will produce a development by Fall 2012?

HCC Answer:

Yes.

Question # 7:

Will HCC desire decision making authority over FF&E selection in the new project? If so, does HCC have open standards on FF&E or a sole source vendor?

HCC Answer:

Yes, but only if it is teaching and instructional space. No, no sole source vendor.

Question # 8:

Can HCC provide site plans and / or surveys (with dimensions shown) for each site?

HCC Answer:

Surveys (what HCC currently has) for this project can be obtained at www.hccs.edu. (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).

Question # 9:

Does HCC have any current requirement to lease any proposed facility?

HCC Answer:

No.

Question # 10:

Does the Proposer determine what will be developed based upon current market conditions for each of the available sites?

HCC Answer:

Yes. However, the final approval rests with the Board of Trustees.

Question # 11:

What is HCC's current and projected needs for each site?

HCC Answer:

Please refer to the HCC Master Plans (what HCC currently has) which can be obtained at www.hccs.edu. (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).

Question # 12:

Can the proposer visit with each Campus President to determine their internal needs and requirements for their respective campus as well as their perceived needs / desires for the area surrounding the campus?

HCC Answer:

No.

Question # 13:

Will HCC participate in the financing of any of the projects?

HCC Answer:

The Board of Trustees will decide if HCC would be partner tenant or just landlord.

Question # 14:

Will HCC participate in any construction costs or development costs?

HCC Answer:

The Board of Trustees will decide if HCC would be partner tenant or just landlord.

Question # 15:

In the main administration building, does HCC offer courses? If so, what kind?

HCC Answer:

Yes. HCC provides culinary and baking program classes.

Question # 16:

At the Central and Main campuses, does HCC have a cafeteria? If so, how big is the cafeteria/what is the capacity?

HCC Answer:

At the present time, Central campus does not have a cafeteria. Cafe Neo Market & Bakery is located at 3100 Main Street, 1st floor with a capacity of 142 people.

Question # 17:

What is HCC's purpose and approach to this project?

HCC Answer:

Houston Community College is looking for great and innovative ideas that connect to the College mission and vision and assist the economic development of the community. The Board of Trustees will decide if HCC shall be a partner, tenant, or just a landlord. All project proposals would be negotiated once accepted by the HCC Board of Trustees.

Question # 18:

Will you provide a copy of the Master Plan, surveys, and topographical information for all sites listed in the RFP?

HCC Answer:

HCC does not currently have all the information. You can obtain the information HCC does have at www.hccs.edu. (Click on the following links to navigate the website: *Business & Community/Doing Business with HCC/ For Vendors: Procurement Operations/Current Bids and RFPs/RFP 11-20*).