

Pasadena Civic Center Request for Proposals

Questions and Answers

1. The RFP states that the property was designated a Historic Treasure in 1998; however, when the ordinance was updated in 2006 that category was eliminated and renamed Historic Monument. The ordinance states that "a Historic Monument designation **may** include significant public or semi-public interior spaces and features." Does the local designation include any significant public or semi-public interior spaces and features subject to Chapter 17.72 of the Zoning Code.

The historic monument designation does not specify any interior spaces or features that are subject to the City's Historic Preservation Ordinance. However, the City, as owner of the building, will expect the selected proposer to preserve as much significant interior historic fabric as possible and to follow the Secretary of the Interior's Standards for Rehabilitation with respect to the building interior.

2. My question pertains to the extent of renovation that will be permitted under the Department of Interior's guidelines for Rehabilitation of a historic structure. In particular I'd like to better understand how much latitude we might have with respect to the spaces noted as "Significant Space for Rehabilitation Treatment" and "Secondary Space/Feature for Rehabilitation Treatment" in the 2011 ARG report. Can these spaces be significantly reconfigured on the interior or must they remain more or less as-is? The project we envision for the site could likely spare the exterior walls of the building but would require substantial demolition and reconfiguration of the interior. Thus we need to understand if that's even an option.

Please see answer above regarding interior renovation.

3. The RFP states that parking compliance can be achieved on-site or off-site. If a portion of parking is proposed off-site, does a specific location need to be identified? What documentation is required to

demonstrate the feasibility of the off-site parking for the purposes of the RFP response, as well as for the purposes of long-term compliance with the City's parking requirements?

Proposals should indicate where any proposed parking will be located. If off-site parking is proposed, include the location of the parking and the number of spaces. Documentation regarding the feasibility of the parking is not required at this time. Additional information on the Zoning Code requirements related to off-site parking can be found here:

https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17_ZONING_CODE_ART4SIPLGEDEST_CH17.46PALO_17.46.05OSHPA

4. Will the City provide an appraisal for the YWCA site and/or the Water & Power site? If no appraisal is made available, how should respondents determine the present value of land and existing improvements?

The City paid \$8.3 million for the YWCA. In 2016, the City had the YWCA site appraised that concluded an \$11.9 million value.

5. If a respondent's proposal includes the construction of affordable housing, will the City consider making capital funds and/or rental subsidy (in the form of Section 8 vouchers, or other operating subsidy) available to the proposed project?

Yes, the City will consider making capital funds and/or a rental subsidy to the proposed project subject to availability of those limited resources.

6. How will the delay of a resolution to the pending CEQA litigation affect the RFP selection process?

The City is moving forward with the litigation as quickly as possible and hopes to have the litigation resolved by the end of this calendar year. The CEQA litigation will not have a bearing on the City selecting a proposal. Moving forward with a project will be at the discretion of the selected proposer. The City and selected proposer will confer at the appropriate time as to further CEQA review.

7. What form of back-up would the City prefer to see for proposed rehabilitation and/or new construction costs?

Providing a rehab/construction estimate from a 3rd party construction estimator or submittal of the general contractor's estimate would be sufficient.

8. Would the city provide an ACAD file with an accurate location of the 45 foot setback from back of sidewalk. Perhaps Public Works engineering can utilize a street improvement drawing and add the line. The ACAD file can then be used with other programs.

PDF drawings and surveys of the Civic Center are now posted on the City's webpage at:

9. Are there any CAD files (preferably in 3D) of the existing building, a site survey, an assessment of the site condition (ARG study from 2011 – 2018), or any additional documents available beyond the asbestos, lead paint, and prelim title report?

The ARG study contains detailed drawings of the existing building. Also, the EIR Report for the previous hotel proposal can also be accessed on the City's webpage.

10. Are we able to get a site tour prior to the due date?

Yes. Respondents to the YWCA may contact the City to arrange a tour of the site.

11. Can you further specify what is needed to demonstrate a proposed project's feasibility? For example, other than whatever limits are imposed by other funding sources, does the project need to meet certain cash flow requirements, are there limits on the rents that can be charged to a commercial tenant, etc.?

Providing financial assumptions could be a way to demonstrate a project's feasibility. There are no limits on rents that can be charged to a commercial tenant.