

San Bernardino Community College District

Request for Information (RFI) for
San Bernardino Valley College Mixed-Use Residential Opportunity

October 19, 2023



Submit Responses through PlanetBids.com
<https://pbsystem.planetbids.com/portal/29414/bo/bo-detail/110866>

Applicants must be a registered vendor with
SBCCD in PlanetBids to submit a proposal

Section #	TABLE OF CONTENTS	Page #
1.	Project Overview	2
2.	Purpose of RFI	7
3.	Form of Response	8
4.	District Disclaimers, Terms, Conditions, Provisions, & Requirements	9
5.	Exhibits	10

[End of Table of Contents]

SECTION 1

PROJECT OVERVIEW

1.1 Introduction

San Bernardino Community College District (the “District” or “SBCCD”) is focused on providing quality, affordable housing for its students. Secondly, the District strives to serve the community with economic development opportunities that may include, but may not be limited to, affordable and/or workforce housing, retail amenities, and recreational spaces. To achieve these primary and secondary overarching objectives, the District realizes the importance of partnering with private developers, not-for-profit organizations, and/or governmental agencies. This is a recognized team effort; therefore, SBCCD is issuing this Request for Information (“RFI”) to solicit interest and answer questions from our potential partners. Together, there is a strong potential opportunity to serve the needs of San Bernardino through new development.

While certain objectives were identified for the affordable student housing as defined further in this document, it is imperative that all efforts encompass the District’s objectives as follows:

- Eliminate barriers to student access and success
- Be a diverse, equitable, inclusive, and anti-racist institution
- Be a leader and partner in addressing regional issues
- Ensure fiscal accountability/ sustainability

To express its commitment to offer affordable student housing, in July, 2023, the District acquired a site for development, south of the San Bernardino Valley College (“SBVC”) campus. Site K (the “Site”) represents an important opportunity to address housing insecurity faced by District students, particularly those at SBVC through new development. The Site is approximately 14.9 acres, of which approximately 10.6 are developable per recent engineering studies. See Section 5 for engineering studies and other due diligence materials of the Site, as well as its location relative to the SBVC campus.

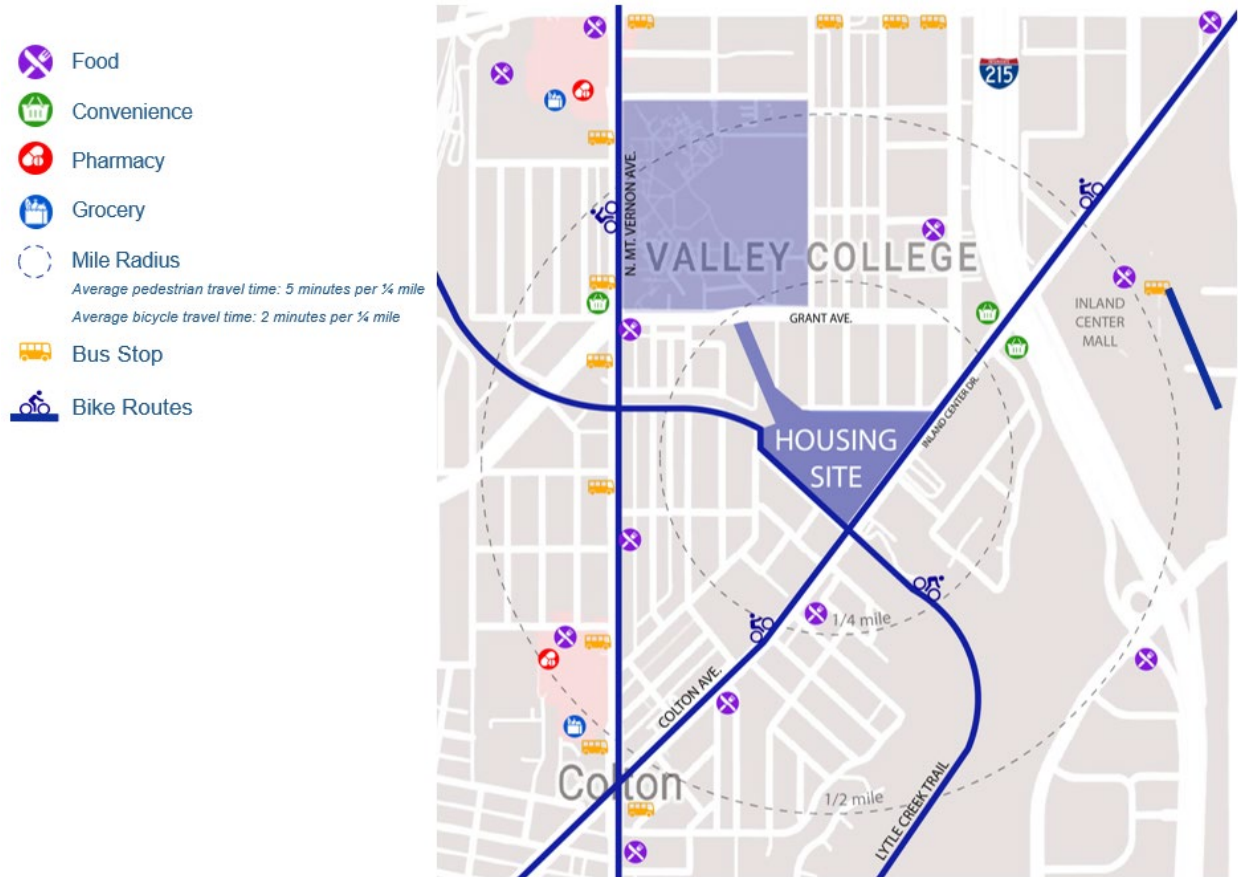


Image 1 – Orientation of Site & Location of Amenities Relative to SBVC Campus

1.2 Background

In December of 2022, the District engaged Volz Company to conduct a market and demand analysis to quantify student housing needs at the SBVC campus. The analysis found there are 1,578 beds of demand for low-income single students and 1,929 units of demand for low-income students with families, both at rental rates defined by the State of California’s Senate Bill 169 (2021) (“SB 169”) legislation as affordable. The rental ceiling used in the survey was \$765/month, which was derived utilizing the Chancellor’s Office formula of taking half of the Area Median Income for a single person household, as published by the California Department of Housing and Community Development (“HCD”), and multiplying it by 30% to allocate an annual sum for housing payments. There are presently less than 150 beds of demand for single students and students with families combined at rents that would be considered slightly less than the market rate for the area.

As part of the analysis, the District established its goals and objectives (“Objectives”) for student housing specifically related to SBVC. They are as follows:

- Ensure financial viability to avoid unsustainable financial burdens;
- Provide quality, affordable, and accessible housing;
- Address basic needs and concerns for students;
- Promote student success; and
- Increase student retention.

Throughout this process and going forward, the District will reference these Objectives in making sure the development remains aligned with its intended purpose. Respondents to this RFI should strive to do the same in formulating their approach to developing the Site. Additionally, the District would also like to ensure respondents are considering the District's sustainability goals when proposing creative solutions for development on the Site, which are listed below, and can be found at <https://sbccd.edu/district-services/facilities-planning-construction/sustainability/documents/sbccd-sustainability-plan-2023-draft.pdf>.

- Regenerative design / carbon neutral
- Health & wellness
- Equity & inclusion by design

The Site is bordered to the north and the southeast, by South Hillcrest Avenue and Inland Center Drive, respectively. The southwestern portion of the site is defined by a fault line and significant grade changes. However, the portion of the Site that is available for development can be seen in Image 2 (below) with preliminary concepts performed for test fits of potential uses.

The District has conducted preliminary due diligence and will continue to investigate the Site's condition for development. Any available studies or reports will be provided as part of this RFI process through Planet Bids in Section 5. While it is the District's intent to procure a partner or partners to develop the Site, both for affordable student housing purposes and for other uses to be determined, the District intends to take responsibility for the initial entitlements, remediation (if any), and CEQA as applicable.

1.3 Public Outreach

Recognizing that this will be a development for the community as well as the District and Valley College, the District has held two community meetings on January 26, 2023 and on October 2, 2023. Both events were attended by a strong representation of local government and not-for-profit agencies. At this time attendees were asked several questions that included what sources of funding or other supports may be available as well as how they can become involved. The notes from these meetings and the attendees will be shared in the subsequent Request for Qualifications.

1.4 Current Planning Studies

The District has been working with HPI Architecture ("HPI") on a series of site studies that focus on a range of development densities:

- Under the current by-right R/U zoning (Images 2 & 3). The by-right development does not maximize the Site's potential.
- Under a Planned Unit Development submission that would prescribe its own density, height, and setbacks (Images 4 & 5).

The District is not dictating any particular density based on the conceptual scenarios from the studies below. The studies are intended simply as test fits and initial assessments of development densities.



Image 2 – Potential Program under RU Zoning



Image 3 – Aerial massing study of RU Zoning



Image 4 – Planned Use Development (Higher Density) Study



Image 5 –Aerial massing Study of Planned Unit Development/ Higher Density

SECTION 2

PURPOSE OF RFI

2.1 Overview

The District is seeking input from the private development community to assess how to develop the most appropriate program and approach for the Site. If the District does issue a subsequent Request for Qualifications (RFQ) or Request for Proposals (RFP), it must be for projects that are realistic and meet the District's Objectives (as defined above). The District recognizes that a stand-alone affordable student housing project may not be feasible and is willing to consider other uses on the Site that may help subsidize it. So long as the proposed use(s) comply with District Objectives, the District is not prescribing any particular uses other than the need for affordable student housing. The District remains open to other uses for the Site that can complement affordable student housing and the surrounding community. In addition to seeking input and creative ideas for development, SBCCD is also committed to working with its partners in the region, including the City of San Bernardino, San Bernardino County, other local agencies, non-profits and the community surrounding the Site. The District values the opportunity to provide development that continues the positive trajectory of other redevelopment efforts implemented by local agencies.

The District and its team are in the preliminary feasibility period for the project. The studies contained in this RFI are part of a process to identify the project and approach that best accomplishes the District's Objectives. Do not feel constrained by any of the information provided in this RFI in determining how you would approach the development of the Site from a programmatic, financing, ownership, and transactional perspective. The District intends to maintain its fee ownership of the Site so your scenarios should account for a long-term ground lease or leases.

2.2 RFI Schedule

Milestone	Date(s)
Issue RFI	October 19, 2023
Industry Forum (virtual); See Section 3.5	October 31, 2023; 3:00-4:00 PM
Questions / Request for Clarifications (RFC) Due	November 3, 2023 by 3:00 PM PST
Responses to Questions Issued	November 8, 2023
Confidential Responses Due	December 8, 2023 by 3:00 PM PST
Follow-Up Meetings with Respondents	December 11-22, 2023
Partner Procurement ¹	January to June 2024
Project Design & Entitlements ¹	July 2024 to June 2025
Project Construction ¹	July 2025 to June 2027

¹ *Dependent on Identification of Suitable Project*

SECTION 3

FORM OF RESPONSE

3.1 Overview

The District is cognizant of the time each respondent will dedicate to preparing a response to this RFI. While we want to know about your organization, its people, abilities, capacity, and experience, we welcome responses that maximize the use of stock material as much as possible. Again, the primary intent of this RFI is to garner feedback from stakeholders and creative input from the development and construction industry to inform future implementation such as a subsequent developer procurement process. Please use the following outline as a guide for your response:

Section	Description	Page Limit
1. Cover Letter	Brief introduction of your company and/or team	2
2. Firm/Team Experience	General description of your firm's/team's history and experience with similar projects, such as student housing, affordable/workforce housing, retail, mixed-use, recreational, or other appropriate, similar uses.	5
3. Personnel	Bios of people involved in the Project	10
4. Comparable Projects	No more than three comparable project examples of student housing, mixed-use developments, public private partnerships and so forth. Please highlight any opportunities and challenges that may be helpful for the District to learn to inform a successful implementation.	3
5. Program and Development Approach	Discuss your development approach for the Site, including phasing (if applicable), ownership structure, financing, and any other aspect that can help the District better formulate a marketable project for offer. Please also include how the approach helps achieve the District's Objectives. This section can be marked with a placeholder in the main submission and submitted separately as a single file marked "Confidential".	15
6. Project Timing	Best estimate on timing for development of entire Site.	2 for text, not including Gantt chart.

3.2 Local Business/Student Participation

The Governing Board of the San Bernardino Community College District strongly encourages the inclusion of Local, Minority, Women and Veteran Owned Enterprises, Therefore, the District will seek to create opportunities for local businesses and educational and employment benefits for students in conjunction with the development of the housing. The District anticipates that it will be able to more clearly define these benefits as it moves through the solicitation process. Respondents to future solicitations may be asked to make certain commitments to achieving these goals during the RFQ/P stage, as appropriate.

3.3 Response Details

All RFI responses must be submitted electronically no later than **3:00 PM PST, on Friday, December 8, 2023** via Planet Bids.

3.4 Questions & Answers (Request for Clarifications)

All questions concerning this RFI must be submitted electronically no later than **3:00 PM PST, on Friday, November 3, 2023** via the Planet Bids portal.

3.5 Industry Forum

The District will be conducting a non-mandatory industry forum at **3:00 PM PST, on Tuesday, October 31, 2023**. The industry forum will be virtual using the Zoom platform. Please use the following link to register in advance and attend the forum:

<https://sbccd-edu.zoom.us/meeting/register/tZUlfu2gqzsrGtEOp8q0xbLnqMK5tAq7nqnV>

SECTION 4

DISTRICT DISCLAIMERS TERMS, CONDITIONS, PROVISIONS, & REQUIREMENTS

The following matters are called specifically to the Applicant's attention:

4.1 Withdrawal and/or Re-Submission

Submissions may be withdrawn at any time, and resubmitted, prior to the applicable deadline for submission thereof. If this occurs, only the resubmitted response will be evaluated.

4.2 Applicable Law

All Proposals must be submitted, filed, made, and executed in accordance with applicable law, whether or not such applicable laws are expressly referred to in the RFI Documents or not.

4.3 Confirmation of Information

The District reserves the right, to confirm the information contained within the resumes or other information submitted or communicated by any means by an Applicant.

4.4 Ownership of the Proposals

Responses shall, upon submission, become property of the District and no portion of any response will be returned by the District to the Applicant unless the portion is marked as "Proprietary and Confidential" in the manner required by the preceding paragraph.

4.5 No Commitment

Nothing stated in this RFI and no action taken in response to this RFI, save and except for mutual execution of a contract that is approved by the Board of Trustees, shall constitute, or be interpreted as, creating any legal obligation on the part of the District to enter into a contract with any Applicant.

4.6 Other District Rights

The rights, powers, and discretion expressly conferred upon the District under the RFI Documents are not intended to be exclusive but are cumulative and in addition to, and not a substitute for, every other right, power, or discretion existing or available to the District under the RFI Documents or applicable laws.

SECTION 5

Exhibits

Please refer to Planet Bids for separate attachment of all exhibits.