1. For a project like this, a developer might hire a third-party general contractor to perform the construction of the project(s). That said, in regards to filling out Exhibit A - which questions do you want responded to by the developer and by our third-party general contractor.

   If a Respondent typically uses outside/third-party general contractors for ground-up construction, please provide the process used to procure its general contractors and provide general contractor information for those that constructed the qualifying example projects.

2. What if a submitting developer does have an active contractor's license in CA, but historically has not been used it in the capacity as general contractor for ground up construction projects in California. That California contractor's license is only used for renovation work for existing affordable and military housing projects. So, do we still need to provide the information being requested in Exhibit A on our contractor's license, because in California we are not set up to be a ground up general contractor?

   Yes.

3. Which disciplines does the City expect to see included in the development team?

   At minimum, the development team should include the Lead Developer, Architect/Designer, and General Contractor.

4. Do all members of the development team need to submit audited financial statements or just the lead developer?

   Please submit financial statements for the lead developer/submitting entity.

5. Do all members of the development team need to submit Exhibits A & B?

   The lead developer is required to complete Exhibits A & B.

6. Is there a potential site for development you can share? If not, can you clarify what is being asked in Proposal Content – Preliminary Development Concept and Technical Approach? Are we supposed to provide how we would approach a general project in downtown Bellflower?

   There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development. Please provide how your development team would approach a general multi-family project in Downtown Bellflower.
7. Section 3 of the RFQ, item 1.3, states that all qualifying projects must currently be in operation and under its management. Does this mean the City is primarily interested in for-rent housing? Does the City have a desire for high density residential for-sale units?

This is a general RFQ for multiple family downtown development. We understand how the wording in item 1.3 in Section 3 may preclude high-density, for-sale units. With that said, qualifying projects may include for-sale development. For such qualifying developments, these must be complete and in operation.

8. The RFQ states a successful team must provide detailed information on relevant experience with projects that are similar to the one being considered for the City of Bellflower. Can you clarify what “similar” looks like considering the breadth of the potential site? As long as it is a multifamily downtown/urban infill residential project, does that suffice as “similar”?

There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development. Respondents should be prepared to show that they have experience building and completing the type of project that they are proposing.

9. The RFQ states the development team should have experience in multifamily downtown/urban infill residential projects of similar size and scope. What is the potential size and scope of the proposed future development? What are the density expectations/requirements?

There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development. As stated in the RFQ, the City is soliciting qualified Development Teams to participate in a short-listed Development Request for Proposals (RFP) for potential design and construction of a future downtown residential development. Should an RFP occur, details of the potential development will be contained therein. A link to the planning information for Downtown Bellflower is provided in item 24 below.

10. The RFQ states to list at least three projects completed by the team that meet the criteria. Is there a maximum number of project examples that may be listed?

There is no maximum number of project examples that may be listed.

11. When creating a preliminary development concept and technical approach, it would be helpful to know more detail regarding what kind of project the City is looking for. For the potential residential development in the City’s downtown area, is the City’s preference for a 100% residential project, or a mixed-use residential project with a commercial component?

The City has no preconceived notions; creativity is a key attribute here.

12. If there is a preference for a commercial component, please elaborate on what kind of commercial the City desires (size, use, etc.) and whether it has a tenant(s)/user(s) in mind?

See answer to item 11.
13. The RFQ states we must provide guarantees of project completion timeline. Would including the completion dates of similar project examples be sufficient to provide this guarantee?

   This is actually one of the evaluation criteria. The City is looking for a developer that can show it has and can complete projects on time.

14. Are there any requirements regarding organization of the submittal package? Is there a certain order the content should be formatted in?

   For ease of review, please organize the submittal package as outlined in Section 4.4 of the Request for Qualifications.

15. Is there a preference on where completed project examples are located?

   Project examples should be located downtown, urban infill areas.

16. Should the pre-qualification questionnaire be submitted as a separate document or included at the end of the RFQ packet?

   The pre-qualification questionnaire should be submitted as an attachment to the RFQ packet.

17. Is the potential residential development in the City’s downtown in which the City is seeking qualified respondents for land that the City of Bellflower has fee title to?

   There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development.

18. Does the City of Bellflower intend to sell land in the City’s downtown for potential residential development or is it only seeking to lease the land?

   There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development. As stated in the RFQ, the City is soliciting qualified Development Teams to participate in a short-listed Development Request for Proposals (RFP) for potential design and construction of a future downtown residential development. Should an RFP occur, details of the potential development will be contained therein.

19. Will the RFP for the potential residential development in the downtown be subject to the Surplus Land Act notification process? If not, why is it not required in this instance?

   Depending on the project and location, the Surplus Land Act may apply.

20. Does the City have an inclusionary housing requirement or affordable housing in-lieu fee that is required for residential developments? Along the same lines, is there an expectation that the potential residential development in the downtown include inclusionary housing?

   The City does not currently have an inclusionary housing requirement or affordable housing in-lieu fee for residential developments. As stated in the RFQ, the City is soliciting qualified
Development Teams to participate in a short-listed Development Request for Proposals (RFP) for potential design and construction of a future downtown residential development. Should an RFP occur, details of the potential development will be contained therein.

21. If the City desires that the potential residential development include inclusionary housing, what percentage of total units should be allocated as affordable units and at what level of affordability?

See item 20 above.

22. Is the City looking to deploy housing funds for the potential residential development (e.g. silent seconds, vouchers, etc.)?

See item 20 above.

23. Is the City looking to partner with the developer to improve infrastructure and/or make offsite improvements within the downtown? If yes, does the City have infrastructure dollars they intend to provide to the proposed project?

There is currently no specific project nor a specific site identified as part of this RFQ other than multiple family residential downtown development. As stated in the RFQ, the City is soliciting qualified Development Teams to participate in a short-listed Development Request for Proposals (RFP) for potential design and construction of a future downtown residential development. Should an RFP occur, details of the potential development will be contained therein.

24. What is the current General Plan and Zoning designation for the downtown sites in question?

The Downtown Bellflower area is located in The Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP), which can be found at this link:

https://www.bellflower.org/departments/planning/planning_division/zoning_information.php#outer-247

25. Are the sites identified in the City’s 6th Cycle Housing Element?

The City of Bellflower 2021-2029 Housing Element was adopted on September 7, 2022 and can be found at the link provide in item 24.

26. Following submittal of the RFQ, what is the process and timeline for the RFP? Then, following submittal of the RFP, what is the process and timeline for selecting a developer?

Please see Section II – Tentative Schedule of Events on page 7 of the RFQ. The RFQ submittal and subsequent List of Qualified Bidders will be valid for a period of 180-days from the issuing of the Notice of Qualified Bidders. This differs from the Section 1.10 – Acceptance Period in the RFQ.