

Pre-Submission Questions

3/14/18

1. Can you elaborate on the interaction between the Business Park and the Campus?

The campus is seeking proposals that identify uses that support and enhance the educational mission of the University. Strong ties, both programmatically and physically, are encouraged.

2. Do you have preferred terms?

The terms of the ground lease will be part of the negotiations.

3. Who has authority for jurisdiction? Plan Check?

The property is under the jurisdiction of the State of California and the CSU Board of Trustees. Plan review will be provided as is standard on CSU projects.

4. What is the product vision for the types of buildings that are preferred in the Business Park?

The surrounding, high quality business park developments provide the vision for what we are seeking in this development.

5. Will industrial type businesses be incorporated?

As stated early, the campus is seeking proposals that would enhance its educational mission. Heavy Industrial uses are not suitable.

6. In the master plan for expansion and student life, is there opportunity for different uses?

Yes, the campus is open to different housing options for faculty, staff, student and community members, such as multi-generational housing and affordable housing options.

7. What is the Chancellor's Office involvement in regards to decision making?

The Chancellor's Office staff are involved in assisting the campus during the selection and negotiation process of the RFQ/RFP and terms of the ground lease. Chancellor's Office staff also provide recommendations to the Trustees for their review and action on the terms of the ground lease(s). They will also review and approve the schematic design of facilities.

8. What risk do you expect the developer to take on before BOT approval?

The developer will be at some risk. The campus will work diligently with the developer and the Chancellor's Office to secure the various approvals that are necessary. However, some of those risks are difficult to predict and even more difficult to quantify. CSUDH makes no representation as to whether any such approval or consent may be granted or that any consent or approval granted by CSUDH shall indicate that the attendant approval or consent from the BOT is forthcoming.

9. Whose purview does housing fall under? Market rate?

The market rate housing units would be managed and maintained by the private developer.

10. Has the EIR been approved?

It is anticipated that the Master Plan and accompanying EIR will be considered by the Board of Trustees at their July 2018 meeting, although this timing is subject to change.