

MEGAN M. GREVE
Director
mmgreve@solanocounty.com
(707) 784-7902

JAMES M. BEZEK
Assistant Director
jmbezek@solanocounty.com
(707) 784-2781

DEPARTMENT OF GENERAL SERVICES



675 Texas Street, Suite 2500
Fairfield, CA 94533-6342
Main (707) 784-7900
www.solanocounty.com

DATE: December 18, 2019

TO: All Interest Responders

SUBJECT: Addendum 1: Request for Information and Response to Comments

This Addendum is issued as part of the RFQ process for the Solano360 Mixed-Use Site, Vallejo, CA.

The Responses made to Comments reflect inquiries received as of December 17, 2019.

In response to a general inquiry regarding the schedule, **the submission date is being extended to 4:00 PM local time, January 31, 2020, at Solano County, Clerk of the Board, 675 Texas Street, Suite 6500, Fairfield, California 94533.**

ADDENDUM NO. 1

Addendum No. 1 is being issued to the RFQ for the above referenced project.

LIST OF QUESTIONS AND ANSWERS of items compiled up to 5:00 P.M. (PST) on Tuesday, December 17, 2019.

1. Can a submission have multiple concepts in a single submission?
 - a. The RFQ does not restrict proposers from submitting multiple concepts in a single proposal. Proposers are reminded that the evaluation criteria include consideration of how the development concept aligns with the Specific Plan and the County and City fiscal goals; therefore, it will be important for proposals with multiple concepts to identify the most certain concept(s) to be evaluated.
2. With regards to the Pacific Gas and Electric PG&E gas line, what is timeline and project impact of relocation through site?
 - a. The PG&E gas transmission line is assumed to be relocated as part of the future development of the Site. The timeline would be in conjunction with that development. The RFQ indicates that the Site "should be considered to be "raw land" that requires all typical infrastructure and utility improvements. The selected developer will be responsible for the design, construction and financing of all common infrastructure and utility improvements serving the entire Site." As with all other development costs, the cost of infrastructure improvements will need to be considered in evaluating the residual land/lease value.
3. Can a submittal be an all-electric proposal, no natural gas?
 - a. Yes. There is not a restriction that natural gas must be used within the Specific Plan
4. The iconic water feature, who is responsible for liability?
 - a. Liability and maintenance of the improvements would be negotiated as part of any development agreement between the County and Developer.
5. Any information of what the Fair of the Future is?
 - a. Please refer to Section 3.4 Land Descriptions and 4.3 Fair of the Future of the Solano360 Specific Plan for information regarding the Fair of the Future. Solano County and the Fair Association will

continue to discuss and refine the Fair of the Future based upon current market opportunities and any proposed uses brought forward through the solicitation of future developers.

6. 50 worker housing units, can there be more?
 - a. The RFQ indicates that the County and City would consider mixed use development with high-density multi-family housing above the 50 units already allowed, with a Conditional Use Permit. The RFQ also indicates that County and City would likely not consider single-family residential at any density.
7. What are the height restrictions on the property?
 - a. Please refer to the Solano360 Specific Plan Chapter Four: Urban Design and Guidelines for discussions of guiding principles to shape and facilitate development of the Specific Plan. Although not specifically defined for building heights, there is a reference to a height restriction for “taller rides and venues” of 250 feet in the central and eastern portions of the Entertainment Commercial area as defined in the Specific Plan. There is also a reference to a maximum height of approximately 150 feet in other areas (see Specific Plan page 103).
8. Can there be structures above 4 stories and more specifically, residential above 4 stories high?
 - a. See response 7, additionally all aspects of a submittal will be considered based upon the cohesiveness of the proposed development and business case presented for the use.
9. Can the list of attendees for the December 03, 2019 Pres-Submittal Conference and Site Visit be made available?
 - a. The attendees were as followed:
 - James Bezek Solano County
 - Mike Ioakimedes Solano County Fair Association
 - Buck Kamphausen Vallejo Development Co.
 - Atul Patel TJKM
 - Dean Isaacs Peninsula Development Advisors
 - Grant McInnes Arup

(END OF ADDENDUM 1)