

San Francisco Bay Area Rapid Transit District
Lake Merritt BART Transit-Oriented Development
Request for Qualifications

Questions and Answers

March 28, 2018

Q1. Would the city and BART be open to swapping the BART plaza or Madison Park for the parking lot?

A1. As noted in the Request for Qualifications and pre-submittal conference, BART's intent with TOD on these sites is to support implementation of the City of Oakland's Lake Merritt Station Area Specific Plan. Currently it is not consistent with the Plan to swap the park with another site for development.

BART is currently planning to build BART's new Transit Operations Facility on the current BART plaza site where the BART Headquarters building was once located, and plans redesign the Lake Merritt Plaza as part of that project. This project is in design and slated to begin construction in late 2019/early 2020. Project information for the TOF and Lake Merritt Plaza is available at www.bart.gov/lakemerritt.

BART is open to discussing creative and innovative approaches to site development in close coordination with the selected developer, City of Oakland and the community.

Q2. Predevelopment costs – Access Study deposit: is the developer required to take on the full cost of that study?

A2. It has been BART's past practice to have access studies done when TOD's are proposed, and the developers have always paid for them. The purpose of the Access study is to ensure BART retains and improves access to the station from all modes when the station is impacted by development. Because BART Staff have found that the developer needs some access information earlier in the design process, BART will lead the access study. The developer will be expected to reimburse BART for the cost of the access study, but BART and the selected developer will establish the timing of a reimbursement to BART within the Exclusive Negotiating Agreement.

Q3. How explicit should the response narrative be about the community benefits package that is associated with the development?

A3. Submittals to the RFQ should include information on the developer's proposed process for working with the community, and past experience with successfully negotiating community benefit packages on other projects.

Q4. Does BART have a preference for housing or office – or maximum land value?

A4. Ultimately BART is looking for both housing and office high rise development. BART's interest in high rise office is to encourage expansion of job centers in the East Bay that will increase reverse commuting to meet BART's goal to increase ridership where BART has capacity.

Q5. Can the two sites be separated – would BART look for a developer to do just one of the sites?

A5. BART is seeking one developer or developer team to develop both sites together as one TOD.

Q6. Structural question – are as builts available to help inform the structural issues on the surface parking?

A6. Yes, but detailed information will be available only to the short list of developers who will be asked to submit a Proposal. Developers will be expected to sign a confidentiality agreement at that point.

Q7. Does BART expect the teams to be able to do both office and residential or will BART select multiple teams or match teams?

A7. Developers are responsible for forming their own team, to ensure submittals include team members that collectively have experience related to the various requested qualifications. As noted in the RFQ, it is not expected that a team will include every discipline needed to complete the project; however developers should ensure teams submitted at this stage reflect the disciplines and experience needed to meet the evaluation criteria.

Q8. In view of the potentially long period to develop what BART is looking for at Lake Merritt, is a new BART Headquarters a possibility for the office component?

A8. BART has engaged a real estate advisory services firm to explore all of the District's options for a future headquarters location. These options may include a new building on BART property at Lake Merritt or West Oakland, a continuation at the Kaiser Center, or any other existing and new office space in the Oakland area and surrounding submarket.

Q9. BART has indicated that there are existing leases as well as BART Police offices in the building at 101 Eighth Street. When can these be vacated to allow for demolition?

A9. BART owns the Building. The leased area is in a 5-year lease ending August 2022, with options to extend upon approval of BART.

The building would need to be vacated in line with the developer's planning and construction schedules.

Q10. Has BART determined the actual building area available on the parking lot site after accommodating BART station entrance and other BART facilities?

A10. The available building area has not been identified by BART. We expect developers to be creative in exploring placement of structures and possibly incorporating the entrance within the TOD design, as well as with the AC transit bus stop.

Q11. Is the site at 101 Eighth street available on a fee simple basis rather than ground lease as it not necessary for BART use?

A11. No, Fee Simple is not being offered. A Ground Lease is required by BART as stated in the RFQ. 101 Eighth street is owned by BART and the BART Police offices will need to be relocated. The relocation cost will be negotiated with the selected developer.

Q12. Does BART have any illustrations, renderings, or concepts for what is envisioned on the two sites?

A12. BART expects the selected development team to provide the concepts. All pertinent information can be found on the Lake Merritt TOD web page: www.bart.gov/TODLakeMerritt.