

**North Concord/Martinez BART: Transit-Oriented Development (TOD) Request for Qualifications  
Questions and Answers from Pre-Submittal Meeting  
September 11, 2018**

*The following are questions received and answered at the Pre-Submittal Meeting on August 20, 2018, as well as questions received in writing to BART by the September 7, 2018 deadline. Note that some responses have been modified with additional information since August 21. Further information can be found at [www.bart.gov/TODNorthConcord](http://www.bart.gov/TODNorthConcord).*

1. The images in your presentation show a range of buffers between the adjacent neighborhood and proposed TOD. Can you clarify what is expected?

*The City of Concord continues to analyze this issue. Staff are analyzing a 50', 75' and 100' buffer and will be including and analyzing a 200' buffer during the Specific Plan preparation as well. The City plans to meet with neighbors and develop visual studies in coordination with BART to aid in this analysis and Council will make the final decisions as part of the Specific Plan approval. BART is requesting input on the appropriate width of a greenway within the RFQ.*

2. Is there a public art requirement?

*City does not have a public art requirement at this time; however this issue will be discussed and brought forward to the City Council for consideration this fall.*

*BART has a 1% of construction valuation (finalized at time of permit application) for public art requirement, except for affordable housing in compliance with BART affordable housing goals. This percentage applies to any development on BART property including residential, commercial, retail, municipal/government, and recreational. Details about compliance will be provided to the selected developer.*

3. The site requires quite a bit of infrastructure, as well as BART Patron parking replacement. What is the funding and financing strategy for this?

*The Specific Plan will be evaluating overall core infrastructure needs and possible financing mechanisms. BART's Selected Developer will be expected to participate in any district-based financing discussions. Parking replacement levels as well as funding and financing options for BART patron parking will be explored in the Access Study to be completed by BART Staff, and reimbursed by the Selected Developer. The goal with parking replacement is to ensure the needs of BART's patrons are being met, and improvements will be proposed accordingly. BART is committed to working in close partnership with the Selected Developer to secure funding for BART patron parking.*

4. Who would own the parking for BART patrons, and does it have to comply with the BART Facilities Standards?

*BART patron parking does not necessarily need to meet the BART Facilities Standards, nor does it necessarily need to be owned by BART. However, BART has found in recent TOD projects that there needs to be some level of management by BART of Patron Parking, in order to ensure*

*parking needs of patrons are met (i.e. moderating the share of spaces that are daily and monthly, ensuring availability for special events, ensuring BART patrons receive priority usage). BART is interested in innovative approaches to providing parking for patrons and will be open to creative ideas from the Selected Developer and others.*

5. Does parking need to be replaced up front?

*It is critical to understand that the BART station will be fully operating before, during and after construction of the TOD. As such there is a need to retain BART patron access for all modes to the station. There may be some opportunity to work with the City and others on interim off-site solutions, or other creative approaches to fulfill this need.*

6. Is there a minimum number of expected parking spaces to be replaced?

*Up to 1,977 parking spaces will be replaced. BART's Access Study and the Selected Developers concepts will establish the minimum number of expected replacement parking spaces. Based on the opening of the Pittsburg and Antioch Stations, the North Concord BART parking lot now has a few hundred vacant spaces most weekdays.*

7. Can parking be shared between BART and other uses?

*BART is supportive of sharing parking, provided concerns about management (see question 4) can be addressed.*

8. Does a DBE count as a small business for this project?

*BART strongly encourages Small Business (SB) participation in all phases of the Project. SB firms include Small Businesses and Disabled Veteran Business Enterprises (DVBEs) certified by the California Department of General Services (DGS), Local Small Businesses (LSBs) certified as SBs by DGS and whose principal place of business is located in one of Alameda, Contra Costa, or San Francisco County, and Lesbian, Gay, Bisexual and Transgender Business Enterprises (LGBTBEs) certified by the California Public Utilities Commission or the National Gay and Lesbian Chamber of Commerce and certified as an SB by DGS.*

9. How will BART make sure the Small Business commitment is enforced?

*The Selected Developer will be required to submit monthly Small Business utilization reports which BART will use to monitor Small Business participation.*

10. What are the evaluation criteria requiring small businesses? Is there a goal?

*Although there is no Small Business goal, Proposers should take all steps necessary to provide an equal opportunity for SBs to participate. Proposers are required to indicate the Small Business participation commitment offered by the Proposer in Attachment 2 of the RFQ. A part of the scoring of the proposals will be based on the level of Small Business participation commitment offered by the Proposer.*

11. Is BART expecting a fee sale or a ground lease on the property?

*[BART's Transit-Oriented Development Policy](#) states that BART will be leasing, rather than selling property for TOD. The policy further states that a ground lease term of 66 years is preferred.*

12. Are there known contaminants in this area? How would this impact development?

*The BART property itself has been developed as surface parking and intermodal space, and environmental work was completed prior to the station construction. This work did not reveal contaminants.*

13. What decisions are proposed at the August 22, 2018 City Council Meeting?

*Further information on the Base Reuse project can be found on the project website: <https://www.concordreuseproject.org> (select "Agenda Center" to view meeting agendas). On August 22, staff are seeking direction from the City Council to proceed with the preparation of the Specific Plan and environmental analyses. It is expected to take 6 to 9 months to complete preparation of these documents, and the Development and Disposition Agreement with Lennar/FivePoint for Phase I is expected to be executed in Fall 2019.*

14. Is the specific plan entitling the BART property?

*Yes, the Specific Plan will be establishing land use diagrams and development standards within the Specific Plan. The BART site is currently shown within the Mixed Use-1 (MU-1) land use area. The Specific Plan will outline development standards for the various land use designations as well as design guidelines for urban design, architecture, landscaping, open space areas, etc. If the Selected Developer proposes a development concept that is outside the development envelope identified within the adopted Specific Plan and environmental documents, amendments may be required. Any project will need to go through project-level entitlements consistent with the zoning code and development standards established through the Specific Plan.*

15. What is the funding source for this project?

*BART's Transit-Oriented Developments are completed by private real estate developers selected through this process. The developers are expected to secure funding for the development themselves. As such, any consultants or contractors interested in working on BART's TOD projects should reach out to the developers who might likely lead a team submitting a statement of qualifications in response to this RFQ. Aside from the station access study and required technical and legal analysis required to protect BART's operations, BART is not executing procurements for this work.*

16. Will you post the presentation and sign-in sheets?

*Yes. All materials will be posted on BART's website for this project: [www.bart.gov/TODNorthConcord](http://www.bart.gov/TODNorthConcord). When materials are posted, updates will be sent to the "Transit-Oriented Development" list. To sign up for this list, sign up for email alerts at <http://www.bart.gov/news/alerts> and when prompted to identify topics of interest, select "Transit-Oriented Development Projects." If you are interested in BART's TOD Program, please be sure to sign up for these emails to avoid missing any updates.*

17. When we look at the sign-in sheets, will BART tell us who the developers are who might submit statements of qualifications?

*BART requested RSVPs from developers and offered all developers who RSVP'd a table at the event. Not all developers at the event decided to host a table. As BART staff may not know all parties on the sign-in sheets, BART is unable to identify developers on the list. Firms are expected to conduct their own research to determine which participants in the event are possible developers.*

The following questions and comments arrived after the pre-submittal meeting of August 20, 2018 and by the final question deadline of September 7, 2018.

18. Will BART let us know which developers have decided to pursue the North Concord TOD project, and any new ones that are stepping up?

*At this time we do not have any idea which developers will provide their statements of qualifications for North Concord station. That information is not due until October 5, 2018, and will be posted on the BART website after that date.*

19. COMMENT: We have a number of companies near Concord using OxBlue time-lapse cameras to track, document and market their projects. Check out some live cameras at [oxblue.com/demos](http://oxblue.com/demos).

Would you be interested in a quote for RFP/DEV: North Concord/Martinez BART Station TOD Development?

Thanks,

George Clarke

Sales Manager

[\(404\)554-1483](tel:(404)554-1483) direct

[www.OxBlue.com](http://www.OxBlue.com) | (888) 849-2583 | [Unsubscribe](#)

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20. COMMENT: I would like further information or direction to be able to offer green solution to the project located at the North Concord BART station. We Offer solution like Covered Solar parking, Charging stations and LED lighting among some items.

If you have any questions please let me know.

Thank you,

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