



REQUEST FOR PROPOSALS #23-B02-21
Public School Building for Lease (Former Regnart Elementary School)
Cupertino Union School District

The following questions have been received regarding this RFP. Additional questions will be posted as they are received.

1. **QUESTION:** Will there be another site visit scheduled in addition to the one on September 13?
Answer: At this time, we do not anticipate scheduling additional site visits.
2. **QUESTION:** Will the school district consider renting smaller parts of the property to a school, such as 15 classrooms and some playground space?
Answer: The District wants to solicit as many offers as possible. We anticipate receiving a variety of offers either for parts of the campus or for the whole campus. The District is not necessarily looking for one or the other.
3. **QUESTION:** I have a question concerning the documents I need to provide. I have financial statements for just one year. I can provide my personal 1040 tax form for 2019 and 2020 and my school's Profit and Loss and Balance Sheet for 2021. Will this work?
Answer: For purposes of this RFP, please provide anything that would be at least equivalent, which may include personal financial statements.
4. **QUESTION:** Can we remodel the space, i.e., add/remove walls, add gates?
Answer: This is addressed in the agreement attached to the RFP, Section 7. Construction of Alterations and Improvements.
5. **QUESTION:** If leased to multiple organizations, how would bathrooms be assigned?
Answer: Separate bathroom spaces can be identified or they can be shared between tenants.
6. **QUESTION:** What is the maximum number of years to lease?
Answer: This is subject to negotiation.
7. **QUESTION:** Can we sublease part of the property?
Answer: This is addressed in the agreement attached to RFP, Section 20. Sublease and Assignment.
8. **QUESTION:** Can we bid on part of the property?
Answer: Yes. Specify the number of rooms.

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9. **QUESTION:** Can we get a dollar range for the lease rate based on the current leases for the District?
Answer: \$2.62 to \$3.47 per sq. foot at Luther and Serra sites.
10. **QUESTION:** Please confirm that any non-District use of the property is subject to planning approval at the City of Cupertino.
Answer: Yes
11. **QUESTION:** Please confirm that any proposed improvements of the property will be subject to approval by CUSD, but will need to be processed through Calif. Department of the State Architect as opposed to the City of Cupertino.
Answer: Yes. Other improvements within the “open space” areas under agreement with the City of Cupertino may need city approvals.
12. **QUESTION:** Are there any permits, approvals, entitlements in place (or expired) from the City of Cupertino for non-District use of the property?
Answer: No.
13. **QUESTION:** Is CUSD aware of any proposed improvements being requested/required by the Fire Department with non-District use of the property?
Answer: No.
14. **QUESTION:** Please confirm the property will be delivered completely vacant, without tenants. There seemed to be a tenant at the property in two modular classrooms at the south end of the campus.
Answer: The District has a tenant contract with a daycare program through June 30, 2024. The lease can be terminated with 90 days’ notification if this space is needed by the District.
15. **QUESTION:** Will a selected bidder have access to past service records for HVAC and roof systems? If so, at what point in the process?
Answer: We will make available copies of work orders related to HVAC and roofing for the prior school year July 1, 2021, through June 30, 2022.
16. **QUESTION:** I am interested in leasing several spaces within building A as indicated on the attached floor plan. Can I lease just this portion of building A?
Answer: In your proposal, please identify the number of spaces you are interested in leasing. You may also list the identified room spaces of interest. Leasing out individual building spaces will be dependent upon interest.
17. **QUESTION:** Please let me know how many square feet will be in these spaces?
Answer: Square footage by room is included in the RFP.

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18. **QUESTION:** In the case of leasing just the portion of building A, will I have access to the restrooms located in building F?

Answer: In your proposal, please identify the number of spaces you are interested in leasing. You may also list the identified room spaces of interest. Leasing out individual building spaces will be dependent upon interest.

19. **QUESTION:** Will the restrooms in my leasable area be only for access to my customers (students and parents)?

Answer: Restroom areas may be designated or shared between multiple tenants.

20. **QUESTION:** I am interested in leasing a portion of building A, but I would like to make some alterations. I would like to install a new wall between the library and guided learning center, hang mirrors and ballet barres on the walls, and install ballet flooring in the spaces. How can I get an approval for remodeling/alterations before (in advance) of signing the lease?

Answer: Requests for capital improvements are addressed in Section 7 of the agreement and subject to having an executed agreement in place prior to.

21. **QUESTION:** Is the campus ready for AT&T/Comcast?

Answer: AT&T/Comcast would have to come out and evaluate. We don't currently have AT&T/Comcast services at the site.

22. **QUESTION:** Is the fiber available?

Answer: Fiber does exist.

23. **QUESTION:** How many routers were used on the campus?

Answer: None.

24. **QUESTION:** There are RJ45 cables in each classroom? Where are they connected to?

Answer: There are usually about six drops in every room and each building has an IDF network cabinet.

25. **QUESTION:** How many access points per building? Where are they connected to?

Answer: Zero. We will not be providing District WiFi.

26. **QUESTION:** Are there any switches on the campus?

Answer: No switches will be provided.

27. **QUESTION:** There are phones in the classroom. Are they connected through a voice over IP system?

Answer: District phones will not be available.

28. **QUESTION:** Who was the provider for the phone line?

Answer: AT&T was the provider. AT&T services the area.

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29. **QUESTION:** How many phone lines were in place?
Answer: There are two phone lines for the fire alarm system.
30. **QUESTION:** How is the intercom working? Centralized in the front office? Can we make an announcement in only one classroom? Can we make a general announcement for a specific building/all campus?
Answer: The system may still work, but we won't be able to support it. The system can do all-call pages, not individualized classroom pages.
31. **QUESTION:** Is there any security camera system in place?
Answer: No.
32. **QUESTION:** Is there any alarm system in place (per classroom, per building)?
Answer: No, just fire alarm.
33. **QUESTION:** Is the multipurpose room equipped with sound system?
Answer: Yes. There is a sound system that can be used.
34. **QUESTION:** Is the multipurpose room wired with audio cables?
Answer: Yes. There is an option to link into the sound system.
35. **QUESTION:** If we were to lease part of the campus would we be allowed to fence the front part that is fully open between the office and the current after-school classrooms?
Answer: Refer to Section 7, Construction of Alterations and Improvements, in draft agreement.
36. **QUESTION:** If we close/fence the front part of the campus and are not interested in leasing the portables in the back, would we be allowed to put a fence between the main campus and the portables?
Answer: Refer to Section 7, Construction of Alterations and Improvements, in draft agreement.
37. **QUESTION:** Would be allowed to place a fence around the playground adjacent to the grass area?
Answer: Refer to Section 7, Construction of Alterations and Improvements, in draft agreement.
38. **QUESTION:** In the event multiple tenants will be occupying the Regnart site, can you confirm whether the tenants are allowed or not allowed to operate similar programs from each other?
Answer: The District will make its determination based on the proposals it receives.

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39. **QUESTION:** What is the typical maximum lease term for the District? Is 20 years or 10 years with two 5-year options an acceptable term?
Answer: The District does not have a maximum lease term yet in mind.
40. **QUESTION:** If our proposal is accepted, my client's organization will need to invest substantially in facility upgrades (tenant improvements). What guarantee is there at the end of the lease term that the District will not reopen the site as a school for the District?
Answer: Unfortunately, there are no guarantees. In the event the District was to need the school back to function as an operating school for the District, a notification period would be part of the agreement.
41. **QUESTION:** Will the District allow additional children's bathrooms to be installed to meet child care licensing requirements? For example, a child care center must have one toilet and one sink for every 15 children.
Answer: This is addressed in Section 7, Construction of Alterations and Improvements, in the agreement.
42. **QUESTION:** What is an average T1 allowance the District has provided when leasing District property?
Answer: This is addressed in Section 7, Construction of Alterations and Improvements, in the agreement.
43. **QUESTION:** Are there two parking lots associated with the school?
Answer: There are a front and side parking lot.
44. **QUESTION:** May we lease a portion of the school and a portion of the parking lot (for the dedicated use of our families)?
Answer: In your proposal, please identify the number of spaces you are interested in leasing. You may also list the identified room spaces of interest. Leasing out individual building spaces will be dependent upon interest.
45. **QUESTION:** Is the entire school site fenced? Can you indicate entrances/gates on the map?
Answer: Sides and back of campus are fenced.
46. **QUESTION:** If we lease a portion of the school buildings, can we fence off a portion of the yard if we leave access to the playground (for outdoor storage/mud kitchen/preschool activities)?
Answer: Requests for capital improvements are addressed in Section 7 of the agreement and subject to having an executed agreement.
47. **QUESTION:** Can the field be divided, or will it stay as one unit?
Answer: No.

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48. **QUESTION:** Is the field considered a city park? Is access limited during the day?
Answer: No, the field is part of the school property. The field is maintained by the City of Cupertino. The city also programs activity uses of the fields.
49. **QUESTION:** Just to confirm: The landlords will not be responsible for **any** types of repairs (roof, pipes, etc.)?
Answer: This is addressed in Section E of the attached agreement.
50. **QUESTION:** Would it be possible to provide us with the last two school years' P&L? If the full P&L is not available, then it would be helpful to receive the following:
- a. Property tax amount (and any knowledge about whether that would change with a new occupant).
Answer: The District is not assessed property taxes.
 - b. Utilities (water and power especially).
Answer: We will send this information out to everyone.
 - c. Insurance (though this would likely change significantly with different use).
Answer: District's insurance premium is not aggregated by school site.
 - d. Maintenance (ideally broken down by category: landscaping, external building repairs, internal repairs, etc.).
Answer: General maintenance information was shared as part of a response to earlier questions.
 - e. Rental income (from other entities using the space).
Answer: There is one tenant currently using two portable buildings. The rent is \$7,920 per month.
51. **QUESTION:** Would it be possible to provide us with any previous lease arrangements with other entities that used the space (the field, specific rooms, etc.)? If the lease agreements are not available or need to remain private, then simply understanding the basic terms would be helpful, most notably the specifics regarding costs and portions of the premises.
Answer: The only lease agreements associated with Regnart currently are with the City of Cupertino (Open Space Agreement referenced in the RFP) and the Far East Chinese School. This information may be found on our website under Board Meeting Agendas.
52. **QUESTION:** Are there any known areas of maintenance that are particularly problematic or recurring (e.g., leaks, electrical, HVAC, etc.)?
Answer: Refer to the facility assessment information in the RFP.

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