



COMPTON UNIFIED SCHOOL DISTRICT

March 3, 2025

This Addendum No. 1 (“Addendum”) is being issued to the Request for Statement of Qualifications and Request for Proposals (“RFQ/P”) for Enterprise MS, Vanguard CS, and Roosevelt ES, issued by the Compton Unified School District (“District”) on January 24, 2025. The RFQ/P (and questions and answers related to the RFQ/P) can be accessed here on the District’s website:

[Doing Business - Compton Unified School District](#)

This Addendum does the following: Responds to oral questions from proposers and extends the date for District to respond to questions from proposers.

QUESTIONS AND ANSWERS CONCERNING RFQ/P FOR JOINT OCCUPANCY DEVELOPMENT OF REAL PROPERTY OWNED BY COMPTON UNIFIED SCHOOL DISTRICT – ENTERPRISE MS, VANGUARD CS, AND ROOSVELT ES

The following is a synopsis of questions received by the District, with responses:

1. Q Can we meet with and/or discuss the opportunities with the City or County?
A **The Selected Developer will be required to obtain entitlements from the entitling agencies. At this time, we request that proposers do not contact the City or County.**
2. Q Would we be able to negotiate a purchase option or first right of refusal
A **No, the District is not seeking to sell its property. Also, a right of first refusal is not allowed pursuant to the Education Code. But, the District will allow a first notification in the event it wishes to sell the property at some point in the future.**
3. Q Could we combine mixed uses, retail, medical or industrial uses with residential?



A The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”

4. Q Is the District supportive of high density and are there any height restrictions imposed on us by the district, or would they district allow us to maximize the development potential with the Cit/County?

A The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”

5. Q Is there preference towards affordable, workforce or teacher housing?

A The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”

6. Q Can the District help expedite the entitlements process?

A Selected Developer will be responsible for obtaining entitlements.

7. Q If we did for sale housing over a ground lease would the District be ok with that?

A No, the District is not seeking to sell its property.

8. Q Could we do one drive thru on the site in addition to housing?

A The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”

9. Q Would uses like urgent care, or food courts be an option?

A The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”

10. Q Would the District be ok with modular or prefab housing units?

A No, not likely.

11. Q Would District do ground lease for only affordable housing?



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- A No, not likely. The District welcomes all qualified proposals and options; however, please refer to RFQ/P Section II, Part 1 “District’s Mission and Goals,” and RFQ/P Exhibit “B” “Resolution of Intention.”