Sun and Pleasant View RFQ/P – Questions & Answers

Pre-Submittal Conference Logistics

1. What is the time and location for the pre-submittal conference?
    - The pre-submittal conference will be held at 12:00 p.m. at 17200 Pinehurst Lane in Huntington Beach, Building C, in the Board Conference Room. Those wishing to attend remotely may do so via the following link: https://ovsd.zoom.us/j/84028672385?pwd=PUG5XGc5AlgepadO15V80JDwE7tVit.1.
2. Is an RSVP required to attend the pre-submittal conference?
    - An RSVP is not required, but it is encouraged. Please send Katie Najera-Salgado an email at knajerasalgado@ovsd.org.

Process

3. How will the District select a developer partner?
    - The RFP/Qs set forth a competitive process for each property. The District seeks proposals that reflect the priorities set forth in each RFP/Q and will select partner(s) accordingly.
4. Is there a price for each property?
    - There is no set price for each property. However, the value a prospective partner offers will be a major consideration in the District's decision-making process.
5. Will commissions be paid in connection with the transaction(s)?
    - While no firm determination has been made, the District contemplates that the buyer would pay any applicable commission.

City Coordination

6. Has the District had any preliminary conversations with the City of Buena Park regarding redevelopment of the Sun and Pleasant View properties?

- Both properties have general plan designations that allow residential development. Applicants are encouraged to meet with the City as they frame proposals.

Calculation of Density

7. Is the density for each property calculated across the entire site, rather than just the developable portion (e.g., for Pleasant View, based on the full 10.6-acre site rather than the 6.6-acre developable area)?

    - The District supports calculating density across the entire site concept. However, respondents are encouraged to confirm that this approach is permitted under the City of Huntington Beach Zoning Code and to consult with the City as needed.

Valuation of District property for exchange proposals

8. An exchange agreement requires that a property of roughly equivalent value be exchanged for the district property. How would this work in practice?

    - The District contemplates that respondents will propose an acquisition price for one or both District properties. The acquisition price would be set in the property exchange agreement and would form the basis for the value of the income-producing property to be exchanged for the District property. The exchange would close the following entitlements for the project. While the District expects to follow this general structure, alternative transaction structures will be considered if proposed.