

**Additional questions and answers from the Master Developer RFP walkthroughs  
on December 5, 6 and 7, 2017**

- 1) **Question:** What is your agreement with Hetch Hetchy for delivering power to the property?  
**Answer:** Hetch Hetchy provides power to the property at a cost that averages \$0.056 per kw. There is no formal agreement to supply power with the City of Riverbank. Neither is there any guarantee that power will be supplied by Hetch Hetchy after conveyance, but, it is generally accepted that as long as the property belongs to the US Army or the Army maintains a presence on the property, the site will continue to receive power from Hetch Hetchy/San Francisco Power and Water. The Army anticipates a presence on the site to operate the ground water treatment plant for a minimum of 10 more years.
- 2) **Question:** What is the timeline and process for making the final decision?  
**Answer:** On January 15, 2018, the City Manager, the Executive Director of the Local Redevelopment Authority and the Director of Planning will meet to review the submissions to the RFP and provide the Riverbank City Council with a memo of pros and cons for each proposal. The full City Council will review the submissions and select the top three for in-person presentations. Presentations are expected to take place the week of January 18<sup>th</sup> and 25<sup>th</sup>. After the presentations, the City Council will meet for a closed session discussion where the proposals will be ranked. Selection of the winning proposal will be noticed and notification is expected the week of January 29<sup>th</sup>.
- 3) **Question:** What is the term of the existing contract with the facility management?  
**Answer:** Facility management is performed by San Joaquin Engineering Solutions (“SJES”) with three full-time personnel. SJES has performed facility management services onsite since 2011. They signed a new contract in April 2016 for three years with two, one-year extensions. SJES performs all the required water testing, permit filing, fire suppression system, construction, electrical and remediation requirements for the property. They also perform or manage activates related to tenants including improvements, repairs, construction permitting, notification and eviction.
- 4) **Question:** Can you provide a summary of the lease terms with existing tenants?  
**Answer:** A summary of the lease terms with the existing tenants is available upon request. You must submit a Bidder Registration Form and also request the Summary of Lease Terms in an email. Send your form and request to [dolson@riverbanklra.org](mailto:dolson@riverbanklra.org) Please note in the subject line Bidder Registration Form. You will receive the Summary of Lease Terms by return email.
- 5) **Question:** What is the operating budget for the property?  
**Answer:** The past four years of final (actual) budgets are attached; the FY 2017-18 working budget is also attached.

6) **Question:** When do you anticipate the full property conveyance?

**Answer:** The City of Riverbank and the US Army signed an agreement to transfer approximately 101 acres and retain four parcels totaling 29 acres for public sale. 24 acres transferred to the City of Riverbank in October 2017. The remaining 77 acres will transfer once the regulatory agencies have reviewed and approved the environmental cleanup plan. It is anticipated that all the paperwork will be ready for legal review by fall 2018 paving the way for conveyance late 2018 or early 2019. Until then, an interim master lease is in effect giving the City of Riverbank Local Redevelopment Authority the authority to operate the site as industrial property.

7) **Question:** Can you provide all the environmental documents pertaining to the property?

**Answer:** There are over 75 linear feet of environmental documents on the site dating back to the 1960's. Not all documents are scanned but all are available for viewing Monday through Thursday during LRA office hours or by appointment. The Phase I report prepared by the US Army, the Environmental Condition of Property report and the Environmental Impact Report are all available online at <https://www.riverbanklra.org> in the documents folder.

8) **Question:** How much of the property is under lease?

**Answer:** A map showing the approximate area of leased and optioned property as of June 1, 2017 is attached.