

Questions & Responses
RFP 3131

Wind Raven, LLC

- Lease Term: Given the 2-year lease term, is JCPS open to a termination fee that will compensate the developer in the event that JCPS leaves early, which could burn off as the lease years progress?
JCPS has attempted to write the RFP in very open terms. If a proposer wishes to secure the agreement with a termination fee, please include this in the proposal. This will be factored into our evaluation criteria.
- Space: Would JCPS prefer more space into which it can grow? Our building has approximately 490,000 SF of usable space (about 400,000 above grade) across office and flex/warehouse space.
JCPS is not currently looking for additional space beyond its needs and doesn't forecast growth in its central office functions. If a proposer has additional unused space that could be added to the lease, this could be detailed in an addendum.
- Responsibilities: Would JCPS prefer that the developer do the renovations and then sell or rent a fully-redeveloped facility or would JCPS prefer to buy or rent the building as-is and do the renovations itself?
If the proposal being submitted is a lease or any other arrangement where ownership does not pass to JCPS upon closing, JCPS cannot by law pay for renovations on someone else's property. The developer would need to do all renovations and include this in the price offered.
- RFP Phase I Deliverables Questions:
 - o What does "Maintenance and Administrative fees" mean in the RFP?
If there are any fees that will be required beyond the base facility lease, these terms are intended to cover any and all costs or assessments. JCPS will not pay any expenses that are not stipulated in the RFP response.
 - o Is the ask to identify how custodial services will be provided?
If custodial services are intended to be included in the lease cost, this should be stipulated.
 - o Is the RFP looking for existing floor plans, which JCPS will then modify itself, or floor plans that address the office and school needs?
JCPS would like to see sample floor plans that address the stated RFP requirements. We anticipate changes to these initial floor plans will be negotiated in phase 2.