

## Submitted Questions and Answers

### For RFP-2425-21 for the PROPOSALS FOR REDEVELOPMENT OF GRAY STREET PROPERTIES CITY OF NORMAN

#### To all Prospective Proposers

The following questions were submitted by potential applicants. The City's response given is also provided. This document will be updated in the event additional questions are received.

**Question 1:** The legal description in Exhibit A shows lots 1-9 which face Gray Street and then states lot 32 plus lot "H" which the metes and bounds description measures out what would effectively be a 25' x 140' lot on the east side of 32 (as if a lot 33) but appears to not include lots 30 & 31 though the image does show lots 30 & 31 included. Can you confirm those two lots are included?

Answer: Yes, lots 30 & 31 are included and the updated legal description of the property can be found in Addendum No. 1.

**Question 2:** What is the actual net land area of lot 32 and lot "H"? The James Garner Right of Way appears to shave several feet from the eastern property line and then curve deeper into the lot with the SE corner of the lot landing on the far side of the street centerline. Public works may have the James Garner Phase III plans already drafted for this area, can those also be provided from Daws to Main Street? At least what the ROW width is and where it crosses this property (I assume there is sidewalk included not just curb to curb for the ROW).

Answer: Plans for James Garner Phase III are attached to Addendum No. 1. As for the net land area of lots 32 and H, that specific information is not available at this time. Final legal descriptions and total land area of the parcels are subject to survey. Any Right of Way needed for the improvements described in the plans for James Garner Phase III will be reserved and retained by City in the final conveyance.

**Question 3:** Can the plans for the Gray Street 2-way conversion be provided for the 100 W Block of Gray Street to see how the parking along Gray is planned, curb cuts, and the intersection of Gray and James Garner?

Answer: Plans for the Gray Street improvements are attached to Addendum No. 1.

**Question 4:** Is there any timeline for transfer of the North Assemblage? At least an "on or before" date?

Answer: Not at this time. The City has yet to find an alternative location suitable for the

shelter.

**Question 5:** Regarding vacating the alley: It appears the post office accesses the sewer, gas and electric from the alley. Would those utilities be moved or would the alley just be replaced by a utility easement?

Answer: Applicants are free to propose either option, depending on the needs of the proposal and the cost/benefit of leaving the alley or moving the utilities. Vacation of the alley is not considered necessary or favorable for purposes of evaluating proposals. The option is simply available in the event that an applicant would find it beneficial.

**Question 6:** Regarding market feasibility study: Is the city requiring applicants to share their market research? There is potentially a lot of time and money invested into a feasibility studies and I'm not sure an applicant will want that work to then become public knowledge, let alone available to competitors. Market research and the process of obtaining it may be proprietary. The willingness to do the project without contingency shows the applicant is placing their money on the feasibility of their project.

Answer: Feasibility of the project will be considered when scoring proposals. A third-party market feasibility study is not required to be submitted, but proposals must include a narrative as described in the RFP. The narrative should analyze and describe the feasibility of the project's market feasibility and should contain supporting market data (such as comparable rental rates, vacancy rates, etc.).