# **Commercial Real Estate Brokerage and Advisory Services**

## RFP 2012-007

# **Question and Answer**

## Is the schedule for this RFP set as stated in the RFP, or will there be changes?

We anticipate adjustments in the schedule. Interview dates will likely be set back by a week or two. All changes and details will be posted to the RFP and displayed on the District's RFP website.

## When does the District plan to vacate the building?

The Air District optimistically expects to have its new building ready by the end of 2013, though this depends upon construction. A move out date is contingent upon completion of the new building.

#### What are the District's thoughts on selling vs. leasing the building?

The District is open to anything that makes the best financial sense and is open to leasing or selling the building.

#### What are the specifics of the building?

The building is a seven story office property totaling approximately 107,848 square feet of building area, consisting of 84,518 sq. ft. of office and 23,330 sq. ft. of garage space. The original building was built in 1967, with additions in the mid-1970s and late 1980s.

Ellis St Willow St

PARCEL MAP/AERIAL PHOTOGRAPH

## Has the District conducted a Property Condition Report?

The District has not had a Property Condition Report completed.

## How many parking spaces are there at 939 Ellis?

There are 64 spaces total divided between four interior garages and a stack parking driveway. The District also leases 28 additional parking spaces on an adjacent private lot which is not owned by the District. Below is a breakdown of the parking:

6 parking lots:	# of Spaces:	Owned/Leased
Ellis Street Garage (main)	19	Owned
Ellis Street Garage (small)	13	Owned
Open Lot, Ellis Street	17	Leased
Willow Street Garage	13	Owned
Main Garage, Office	13	Owned
Brick Garage, Willow Street	11	Leased
Willow Street, Stack Parking on Side Building	6	Owned
Total Spaces:	92	

Maximum: Up to 109 spaces max. with stacked parking

## *Are the windows in the building fixed?*

Most of the windows are fixed, but some open on the  $\mathbf{5}^{th}$ ,  $\mathbf{6}^{th}$ , and  $\mathbf{7}^{th}$  floors.

## Are the restrooms ADA compliant?

The restrooms are as follows:

<u>Floor:</u>	Restroom Type:	ADA Compliant
7 <sup>th</sup> Floor	Women's	No
7 <sup>th</sup> Floor	Men's	No
6 <sup>th</sup> Floor	Women's	No
6 <sup>th</sup> Floor	Men's	No
5 <sup>th</sup> Floor	Women's	No
5 <sup>th</sup> Floor	Men's	No
4 <sup>th</sup> Floor	Women's	Yes
4 <sup>th</sup> Floor	Men's	Yes
3 <sup>rd</sup> Floor	Women's	No
3 <sup>rd</sup> Floor	Men's	No
2 <sup>nd</sup> Floor	Women's	No
2 <sup>nd</sup> Floor	Men's	No
1 <sup>st</sup> Floor	-	-
1 <sup>st</sup> Floor	-	-
Garage/Parking	Women's	Yes
Garage/Parking	Men's	Yes