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**Bid No: RFP 2023016**

**Name of Bid: Trumbo Affordable Workforce Housing**

**Post Date: 9/1/2023**

**Notice Post Time: 9:00 a.m.**

**Q&A Response No: 1**

Q1. Provide Autocad (.dwg) file of the boundary survey

A1. A copy of the CAD file for the boundary survey has been included in the link below. Applicants wishing to access the link must email [taylor.gandolfo@keysschools.com](mailto:taylor.gandolfo@keysschools.com) or [gaelan.jones1@keysschools.com](mailto:gaelan.jones1@keysschools.com) with the name and email address of all persons who will access the shared files.

<https://keysschools.sharepoint.com/:f:/s/InternalServices/EmGhZ0xztBKIGQKEzYCbOABMYWZSRoweau--otlQxbp5g>

Q2. Provide soil boring report

A2. A soil boring report and underlying data conducted for environmental testing was included in the phase II report completed by Partner Engineering and Science, Inc. in May 2023. Geotechnical soil boring reports have not been completed at this time. A copy of the phase II report has been included in the link below. Applicants wishing to access the link must email [taylor.gandolfo@keysschools.com](mailto:taylor.gandolfo@keysschools.com) or [gaelan.jones1@keysschools.com](mailto:gaelan.jones1@keysschools.com) with the name and email address of all persons who will access the shared files.

<https://keysschools.sharepoint.com/:f:/s/InternalServices/EmGhZ0xztBKIGQKEzYCbOABMYWZSRoweau--otlQxbp5g>

**Q3. Provide detailed information on the abrogation lot restriction**

A3. The abrogation lot is a .409 acre parcel conveyed to MCSD by the United States Department of Education. Pursuant to the terms of the deed, the abrogation lot may not be used or encumbered for any purpose without the express written consent of the Secretary of Education. Although it is unlikely that the Department will consent to development of workforce housing on the abrogation lot, these restrictions will sunset of their own accord in Summer 2026. Violation of the deed restrictions prior to their sunset date can result in ownership of an approximately 1.09 acre portion of the Trumbo Property reverting to the Department.

These deed restrictions may be lifted sooner than their sunset date in exchange for payment of an unspecified sum to the Department, calculated by a formula that factors the current market value of the property and the number of months remaining until the sunset date. The last sum quoted by the Department to lift the deed restrictions was \$246,667.00.

**Q4. Provide requirements for MCSB Administrative office relocation**

A4. MCSD's current plan for relocation of the Administration offices is as follows: (1) renovate the MCSD 'Reynolds School' property at 1316 Reynolds Street; (2) relocate the MCSD Lower Keys Maintenance Department from the MCSD 'Bruce Hall' property at 1310 United Street to Reynolds School; (3) renovate Bruce Hall into administrative office space; (4) relocate the MCSD Administration Team from Trumbo Property to Bruce Hall; (5) demolish existing Administrative office building and make property available for Phase II construction. MCSD estimates it will need approximately 27,000 sf of space for its Administration Team.

**Relocation of the MCSD Administrative office is not a required component of this RFP.**

Development of the Trumbo Property has been scheduled in two phases to allow MCSD additional time to effect its planned relocation. However, MCSD reserves the right to consider awarding preference to Applicants that include assistance with this relocation effort in their proposals. MCSD is also willing to consider alternative concepts for relocating its Administrative offices