



COMPTON COMMUNITY COLLEGE DISTRICT
RFP CCC-091 Property Management Services
RFP Questions and Answers
Addendum 2 (2026-01-20)

A	B	C
	Question	Answer / Action
1	Operating platform - Is the District comfortable with the housing community being operated in Yardi, or does the District have a different platform in mind?	The District is open to any modern, secure, and interoperable platform that serves our student residents and contributes to a successful student housing community. The platform should follow industry best practices for data protection and privacy. For reference, the District's software platforms include, but are not limited to Banner, Maxient, Canvas, Comevo, Ellucian CRM, Campus Logic, and Touchnet. Integration with Banner would be especially helpful, but not required. At a later date, the District would explore API-based integration between the property management software and the District's Ellucian Banner Enterprise Resource Planning (ERP) system.
2	Governance, approvals structure - What is the District's governance and approvals structure for pre-opening deliverables and operational decisions, single point of contact, committee, or another process, and who is the final decision owner?	The District will hire a Director of Student Development and Housing to act as the point person between the Property Manager and the District, but decisions of major policy issues will involve the existing governance structure of the District. The specific details regarding decision making will be worked through between the District and the Property Manager prior to opening. These decisions will be documented in a detailed responsibility matrix.
3	District policy direction on non-payment, payment issues - What policy direction does the District want followed for payment-related issues: grace periods, payment plans, timing exceptions tied to financial aid, thresholds for notices, holds on move-in, and when, if a bed can be reassigned for non-payment?	The details related to non-payment or payment issues will need to be worked out between the property manager and the District prior to opening. The District will take a very student centric approach when working through payment issues that will include the involvement one or multiple District stakeholders.
4	Student staffing parameters, RAs, and student workers - For RAs and student workers, does the District have required pay ranges, hour caps, stipend vs hourly expectations, eligibility requirements, or other employment parameters the Property Manager should assume?	Because these positions will be employees of the Property Manager, the District does not currently have any specific compensation requirements. However, the District will be involved before in the finalizing of the rates and position descriptions. Additionally, eligibility requirements will need to be discussed with the District and may include items such as minimum number of credits per semester, minimum GPA, review of their disciplinary conduct, etc.

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