

May 14, 2021

RFP No: P-03-08-21

NOTICE TO OFFERORS

ADDENDUM 1

OPEN TO PREVIOUSLY PROCURED & DESIGNATED

ARHA DEVELOPMENT PARTNERS

SAMUEL MADDEN PUBLIC HOUSING COMMUNITY

The following changes and/or additions shall be made to the original Request for Proposal No. P-03-08-21 Open to Previously Proceeded & Designated ARHA Development Partners Samuel Madden Public Housing Community. Please acknowledge receipt of this addendum by signing and returning with your proposal (required).

1. Submit on eProcurement: As instructed within **Section 2.3** of the RFP documents, submit five (5) hard copies- one (1) original plus four (4) copies of your response to the RFP to ARHA Procurement Department. See section 2.2 for Proposal Submitted Binding Method.

In addition, all files must be uploaded to the eProcurement

Please enter the Website and click on “WILL SUBMITT” and you will be able to upload Proposal.

<https://ha.internationaleprocurement.com>

If you have any problems in accessing or uploading on the system, please call customer support at: 1-866-526-9266.

Email: larry.t.hancock@gmail.com, support@internationaleprocurement.com

2. Addendum 1 - Attachment 1 – Samuel Madden Household Demographics.
3. Addendum 1- Attachment 2 – Utility Allowance 2021.
4. Questions and answers related to RFP are below.

Prepared By: _____ s/Mike Angel _____ Date: _____ May 14, 2021 _____
Procurement Manager

Acknowledged By: _____ Date: _____

Note: Except as provided herein, all terms and conditions of the solicitation remain unchanged and in full force and effect.

Questions and Answers – Start on next page.

Questions and Answers

Q1. Is the form Client References (Attachment K) required to be completed by Developer(s) only, or are all team members (e.g., architect(s), GC, legal, etc.) required to complete the form as well?

A1. For the response, please provide Client References only for the Developer(s). When selected, then this form will be required from all team members.

Q2. Section 2.1.3 Team - The RFP requires all team members be included. Would that also include an interior designer?

A2. No. Interior designers can be selected at a later date with ARHA participation in the selection.

Q3. Section 2.1.3 d. – Please define “senior team member”. Also, is this required for Developer(s) only, or for ALL team members (e.g., architect(s), GC, legal, etc.)?

A3. Senior Team Members are those individuals within the Developer entity who will interact with ARHA and represent the Developer during meetings, negotiations, etc. The corporate leadership is NOT a senior team member unless they will be directly involved in the deal structuring, negotiations, and project implementation. Senior Team members for other entities will be designated during each phase of the project where that entities services are required in the project.

Q4. Please explain or elaborate on Section 2.1.9, ARHA property management involvement. What are ARHA’s goals/objectives?

A4. The RFP is requesting that the respondent identify a property management firm that is experienced in both market and affordable housing. ARHA property managers are primarily experienced in managing public and subsidized housing units. ARHA is repositioning its public housing portfolio and as such our goal is to increase the skills of ARHA property managers by learning from our property management partners. We encourage, among other activities, shadowing of staff, joint training, and making job opportunities available to ARHA staff.

Q5. Please provide the demographics of the existing residents. Specifically, number of children and ages.

A5. See attached – Addendum 1 - Attachment 1 - Samuel Madden household demographics.

Q6. What is the timeline for interview?

A6. We do not have all the details yet, but anticipate that the interviews will be held during the week of June 14. We will communicate with each firm the date, time and format of the presentation.

Q7. Access to nahro.economicengine.com does not appear to be working. Is this the address we should be using for RFP documents?

A7. Submit on eProcurement: As instructed within **Section 2.3** of the RFP documents, submit five (5) hard copies- one (1) original plus four (4) copies of your response to the RFP to ARHA Procurement Department. See section 2.2 for Proposal Submitted Binding Method.

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Q8. Can development costs listed in the following sections be marked confidential?

- *2.1.3 d. - Provide a list of each project that each senior team member is working on, whether construction, planning or design stages; provide location of project, size of project (TDC, number of units, SF of commercial/office), and expected completion of project.*
- *2.1.9 - Provide a list of projects in the pipeline for each entity in the ownership structure. This includes pending and current projects where each/any of the team members have or will participate on. Include project scope, TDC, units developed, SF office/commercial, and expected duration.*

A8. Please mark all documents that you want to reserve as confidential. It is the sole decision of ARHA on whether or not such a document will be confidential or not. For the most part, proprietary information, including financial information on specific deals, can be considered confidential.

Q9. Do residents have a preference on the type of relocation they will undergo?

A9. We anticipate working with the Developer in submitting a disposition application to HUD. Therefore, we will be awarded Tenant Protection Vouchers to assist in the relocation. Not certain what is “type of relocation”.

Q10. Are there any retail uses that are preferable to the residents?

- a. *Have the residents communicated vocally with regards to specific use types that they would like to see? Examples may include a medical clinic, a restaurant or grocer, or daycare.*

A10. We understand from the City’s housing department that the broader community surrounding the Samuel Madden site has voiced a preference for a appropriately sized food store. We do not take a position on the type of retail uses that complement this site, and serve our residents and the surrounding community.

Q11. ARHA Submitted for HUD Section 18 Disposition approval which would provide Tenant Protection Vouchers on 6/28/19 – has this application been approved?

- a. *If not yet approved, what is the status of the HUD approval for disposition?*
- b. *Can we please receive a copy of the approval letter?*

A11. a) The disposition application submitted by ARHA was not approved. It is our intention to submit the disposition application once the Development Partner has been selected. Moreover, since 2019 the rules relating to RAD Blend have improved dramatically. Therefore there are other equally valuable options that may be available to pursue. b) There is no approval letter.

Q12. Are there any units that have been vacant for longer than 24 months?

A12. No. The property has been fully occupied and remains so.

Q13. Does ARHA have an ALTA survey and environmental reports to share?

A13. No.

Q14. Within each scoring category are the points weighted at all across the various factor descriptions?

A14. Yes, each scoring category points are weighted on degree of compliance with the evaluation factor.

Q15. What is the current utility allowance for the project? What resident utilities are included in the rent?

A15. See attached – Addendum 1 - Attachment 2 - Utility Allowance 2021.