

**January 28, 2022**

**RFP No: P-11-19-21**

**NOTICE TO OFFERORS**

**ADDENDUM 2**

**OPEN TO PREVIOUSLY PROCURED & DESIGNATED**

**ARHA DEVELOPMENT PARTNERS**

**FOR THE LADREY REDEVELOPMENT**

The following changes and/or additions shall be made to the original Request for Proposal No. P-11-19-21 Open to Previously Proceeded & Designated ARHA Development Partners For The Ladrey Redevelopment. 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 **nine (9) hard copies- one (1) original plus eight (8) 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](mailto:larry.t.hancock@gmail.com), [support@internationaleprocurement.com](mailto:support@internationaleprocurement.com)

2. Addendum 2 - Attachments:

Question #4 - Attachments

- a. Addendum 2 – Attachment 1-A “Ladrey - Annie B. Rose Site Plan with Survey Bounds & Outlined Ground Lease”
- b. Addendum 2 – Attachment 1-B “Annie B. Rose Ground Lease - Legal Description and Survey”

Questions #5 - Attachments

- c. Addendum 2 – Attachment 2-SP1 “Ladrey First-Lobby Floor Plan for Sprinkler #SP1”
- d. Addendum 2 – Attachment 2-A6 “North Elevation Dwg. #A6”

- e. Addendum 2 – Attachment 2-A7 “West Elevation Dwg. #A7”
- f. Addendum 2 – Attachment 2-A8 “South Elevation Dwg. #A8”
- g. Addendum 2 – Attachment 2-A9 “East Elevation Dwg. #A9”
- h. Addendum 2 – Attachment 2-A13 “Sections & Details Dwg. #A13”
- i. Addendum 2 – Attachment 2-A14 “Sections & Details Dwg. #A14”
- j. Addendum 2 – Attachment 2-A15 “Sections & Details Dwg. #A15”

Prepared By: s/Mike Angel Date: February 11, 2022  
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. The due date is Presidents Day holiday. Can you confirm that ARHA will be open to deliver the response?*

A1. No, the new due date is March 7, 2022.

*Q2. Our interpretation of the RFP is that both Project Based Voucher (PBV) will be available for the 1:1 replacement of 170 units in the redevelopment and tenant-based rent subsidy vouchers for the relocation effort. Please confirm our interpretation or clarify.*

A2. Yes. We have been authorized for the tenant-based rents subsidy vouchers for the relocation effort as well as authorized for the PBV. The issue is the timing of when HUD will release these to us.

*Q3. Have there been any amendments to the section 18 approval?*

A3. No, not to our knowledge.

*Q4. Several of the RFP option schemes assume access from the Annie B site. Is there an access easement on that property?*

A4. There is not a legal described access easement. We have attached a copy of the Annie B. Rose site plan demarking the ground leased area and a legal description of the area. You will have to review these documents with your land use counsel and address your approach in your proposal. See Addendum 2 - Attachment 1.

*Q5. Are there more existing drawings of the Ladrey building that you can provide? Building section, exterior elevations & ground floor plan.*

A5. Yes, we are processing additional drawings and will have them available with this Addendum. See Addendum 2 - Attachment 2.

*Q6. Can ARHA provide some clarity on their affordability goals. The RFP states:*

The income mix is as follows: 170 units designated as low income (0-30% AMI); the balance up to 50% moderate income (30-80% AMI) and 50% market (over 80% AMI). One of ARHA's key development principles is to not only preserve low-income housing in the City of Alexandria, but also to **expand the number of affordable units**. With the Section 18 award of 170 project based vouchers at Ladrey, ARHA wants to leverage the additional operating revenue to create additional affordable units (30-80% AMI) in the new redeveloped Ladrey community. Therefore, the proposal should explore the maximum number of additional affordable units that can be created onsite alongside new market rate units.

*Per the above, the goal of 170 low-income units replaced plus 50% market rate plus additional affordable units will generate more units than likely through any zoning avenues. Will ARHA consider 1:1 replacement with the balance a mixture of market-rate and 30-80% affordability if the market-rate amount is less than 50% overall? In order to increase the number of affordable units can the respondent propose a different mixture?*

A6. Yes, as long as you are preserving the 1:1 replacement at a minimum.

*Q7. Live-In Aides: Can ARHA provide an estimate of the number of current residents in need of a 2<sup>nd</sup> BR for a live-in aide. Is there an approximation?*

A7. Consider up to 25% will need a 2BR for a live-in aide. Currently 25% of building residents receive daily services from caregivers.