



Housing Authority of the City of Pittsburgh

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January 14, 2015

Acquisition/Rehabilitation & Turnkey Development of Scattered Sites Units RFP#600-32-14

ADDENDUM NO.2

This addendum issued January 14, 2015 becomes in its entirety a part of the Request for Proposals RFP#600-32-14 as is fully set forth herein:

PART 1: Q & A

Item 1: Q: For a turnkey development proposal, please describe the extent to which the as-complete appraisal will constrain total development costs. For example, will HACP purchase units for a price greater than appraised value if the price meets other HUD and/or HACP cost caps (Hard Cost Cap, Total Development Cost Cap) Please differentiate this answer between 1) the initial proposal that is due in Jan 2015 and 2) the final proposal including attachment K that will be due within 10 days of notice of selection.

A: HACP will not pay for any property above appraised value. There should not be any difference in total development costs presented in both situations referenced above.

Item 2: Q: For a turnkey development proposal, please describe the extent to which HACP will require details regarding the financial structure of the deal beyond the sale price. Please differentiate this answer between 1) the initial proposal that is due in Jan 2015 and 2) the final proposal including attachment K that will be due within 10 days of notice of selection.

A: Proposers would have to demonstrate to the best of their ability that they have the capability and the capacity to execute and implement a turnkey development proposal. Please include a sample Pro Forma demonstrating turnkey development experience.

Item 3: Q: What proof of financing, if any is required or preferred for an initial proposal for turnkey development due in Jan. 2015?

A: A commitment letter or a letter affirming partnership from your financier/bank should be submitted with your proposal.

Item 4: Q: What minimum and maximum space requirements (total square footage, bedroom square footage, etc.), if any does the HACP have in place for the turnkey development of 2 BR, 3 BR and 4 BR units under this RFP?

A: HACP Design Standards require for a 2BR to be a minimum of 20 ft. wide, 3BR – a minimum of 22 ft. wide and a 4BR – a minimum of 24 ft. wide. A UFAS/Accessible unit however, must meet all 504/ UFAS Checklist requirements as referenced in **Attachment I** and other relevant attachments of the Request for Proposal. All proposed units must comply with local zoning ordinances and state laws. If Low-Income Housing Tax Credit (LIHTC) is involved, the design standards must comply with Pennsylvania Housing Finance Agency (PHFA) requirements.

Item 5: Q: M/WBE & Section 3 goals account for 15 points out of a possible 100 points. Will this negatively impact the competitiveness of a turnkey proposal?

A: Failure to provide an M/WBE (Attachment E) *may* result in the proposal being deemed non-responsive and will not be evaluated. In addition, failure to comply with Section 3 Opportunities Plan (Attachment F) *will* result in the proposal being deemed non-responsive and will not be evaluated.

Item 6: Q: Regarding the 504/UFAS Checklist (Attachments I) will a Yes or No answer suffice under each applicable citation?

A: For purposes of this RFP, the 504/UFAS checklist in Attachments I is listed for informational purposes at this time. If you are selected to develop units under the provision of this RFP however, all of the UFAS units to be provided must comply with the 504/UFAS checklist.

Item 7: Q: Attachment K does not match Section IV; which format is desired?

A: Please include all information in Section IV in your proposal. If your proposal is selected, you would then be required to submit all information referenced in Attachment K.

Item 8: Q: HACP is planning to develop 50 units over a period of 5 years. What is the intended phasing plan for this purpose e.g.: 10 units in the first year or some other combination thereof?

A: For the purpose of the RFP, HACP is planning to develop a total of 50 units all over the city over a period of 5 years. As referenced in the RFP, not all 50 units will be awarded to one developer. A proposer could propose a phasing plan over a period of 5 years as deemed fit that commensurate with their organizational capacity and capability. HACP reserves the right to determine the number of units awarded to a selected proposer.

Item 9: Q: In reference to *Attachment B: General Conditions for Construction Contracts, Public Housing Programs*, what if we could not meet some of the criteria listed in Attachment B?

A: This is dependent on the proposer's selected approach/methodology as referenced in the RFP. If you are planning to sell your property to the HACP via category/approach #1, then

all requirements in Attachment B will not be applicable. If you are selected with an option to develop (via listed categories 2, 3 & 4), you will have to comply with Attachment B: General Conditions of Construction Contracts. (Also see additional clarification in ***Item 14** shown below)

Item 10: Q: What sort of appraisal do we need to provide – the appraised-value of a vacant parcel or the appraisal of a completed product, or the cost of land plus unit cost?

A: If you are selling your property to the HACP, it will be the appraised value of the completed product.

Item 11: Q: How do we determine the number of UFAS units to be provided?

A: 10% of proposed total units must meet UFAS requirements

Item 12: Q: In reference to the 504/UFAS checklist, what if we do not meet the requirements listed in the checklist?

A: Please see response to Item 6 above.

PART II: CLARIFICATIONS

Item 13: Section II: A. Scope of Services, Pg. 3 of 22; Paragraph 3

Developers could propose to sell and/or develop these affordable units (encompassing varying Two (2), three (3) and/or four (4) bedrooms unit-type) on scattered sites through five (5) listed categories as follows:

1. Sell existing units to HACP that were constructed in the past 50 years at no greater than appraised value and meets all other applicable requirements as more fully described in Sections III(B), IV(F)(G) and (H).
2. Pursue autonomous site acquisition and rehabilitation strategy then sell to HACP.
3. Turnkey development – pursue site acquisition, design, rehab and/or redevelopment of existing units strategy.
4. Turnkey development – design and construct new units on vacant parcels strategy
5. Co-develop with HACP/ARMDC on HACP/Publicly owned land as part of HACP's scattered sites strategy.
6. Some other combination or method thereof – which may or may not be listed above.

Note: No full proposal (as referenced in Section IV: Content of Response Documents) is required for approach # 1 above. Full proposals are expected for Approaches # 2, 3, 4, 5 and 6, as listed above.

***Item 14: Attachment B: General Contract Conditions, Construction (HUD 5370)**

The applicability of Attachment B: General Contract Conditions, Construction (HUD 5370) is dependent on the proposer's selected category/approach as referenced in the RFP. If you are planning to sell existing units to the HACP via category 1, then Attachment B will not be applicable. If you are planning to provide your property to the HACP via Categories 2, 3 and 4, then all requirements in Attachment B will be applicable with the *exception* of Clause 3. Architect's Duties, Responsibilities and Authority, Clause 9. Specifications and Drawings for Construction and Clause 46. Labor Standards - Davis-Bacon and related Acts. If you are planning to provide your property to the HACP via Category 5, then all requirements in Attachment B will be applicable, with the exception of Clause 3. Architect's Duties, Responsibilities and Authority and Clause 9: Specifications and Drawings for Construction.

Also see additional clarification below:

Clause 36. Insurance (a)(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others....

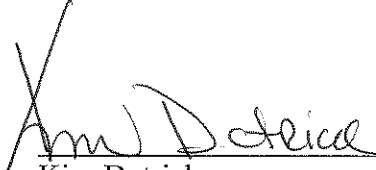
Clause 36. Insurance (a)(3) Automobile Liability on owned and non-owned motor vehicles used on the sites(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 per occurrence.

Item 15: Attachment J: Comprehensive List of HACP Owned Property

Please see revised Attachment J for available properties. The strike-through fonts as shown in the attached table represent properties that are no longer available for this purpose.

Item 16: The proposal due date, time and location is extended to **February 10, 2015 at 2:00 PM** at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 2



Kim Detrick
Procurement Director/Chief Contract Officer

1-14-15

Date

HACP Property List

ATTACHMENT J (Revised)

(1/14/15)

Land Inventory

Source: Allegheny County GIS database (2012)

MAPBLOCKLO	ACREAGE	ST_NUMBER	STREET	HACP EXISTING USE
10-J-270	0.030	224	ERIN ST	Vacant land
10-J-271	0.030	222	ERIN ST	Vacant land
10-J-272	0.060	220	ERIN ST	Vacant land
10-J-273	0.060	0	ERIN ST	Vacant land
10-J-274	0.060	216	ERIN ST	Vacant land
10-J-275	0.060	2101	WEBSTER AVE	Vacant land
10-J-279	0.050	2109	WEBSTER AVE	Vacant land
10-J-280	0.040	2111	WEBSTER AVE	Vacant land
10-J-282	0.040	2115	WEBSTER AVE	Vacant land
10-J-283	0.030	2119	WEBSTER AVE	Vacant land
10-J-284-0-2	0.050	0	WEBSTER AVE	Vacant land
10-J-285	0.040	2123	WEBSTER AVE	Vacant land
10-J-287	0.050	2127	WEBSTER AVE	Vacant land
10-J-288	0.030	2129	WEBSTER AVE	Vacant land
10-J-316	0.090	107	PERRY ST	Vacant land
10-J-324	0.030	0	FIR WAY	Vacant land
10-J-325	0.030	0	FIR WAY	Vacant land
10-J-326	0.270	0	DRURY WAY	Vacant land
10-J-333	0.020	2100	BEDFORD AVE	Vacant land
10-J-334	0.020	2102	BEDFORD AVE	Vacant land
10-J-338	0.040	2108	BEDFORD AVE	Vacant land
10-J-339	0.060	2110	BEDFORD AVE	Vacant land
10-J-57	0.020	124	ERIN ST	Vacant land
10-J-58	0.020	126	ERIN ST	Vacant land
10-J-59	0.020	128	ERIN ST	Vacant land
10-J-6	0.030	190	WEBSTER AVE	Vacant land
10-J-60	0.040	130	ERIN ST	Vacant land
10-J-61	0.030	132	ERIN ST	Vacant land
10-J-62-A	0.030	134	ERIN ST	Vacant land
10-J-63	0.030	136	ERIN ST	Vacant land
10-J-64	0.030	138	ERIN ST	Vacant land
10-J-65	0.030	140	ERIN ST	Vacant land
10-J-66	0.030	142	ERIN ST	Vacant land
10-J-67	0.030	142	ERIN ST	Vacant land
10-J-7	0.020	2004	WEBSTER AVE	Vacant land
10-J-71	0.110	2102	WEBSTER AVE	Vacant land
10-J-7-A	0.020	2002	WEBSTER AVE	Vacant land
10-J-9	0.040	2006	WEBSTER AVE	Vacant land
10-K-236	0.050	2163	WEBSTER AVE	Vacant land
10-N-13	0.030	7	TRENT ST	Vacant land
10-N-14	0.020	9	TRENT ST	Vacant land
10-N-15	0.030	11	TRENT ST	Vacant land
10-N-73	0.140	130	DEVILLIERS ST	Vacant land
10-N-97	0.060	1930	WEBSTER AVE	Vacant land
10-N-98-1	0.020	1928	WEBSTER AVE	Vacant land
10-N-99	0.040	1924	WEBSTER AVE	Vacant land
11-A-290	0.190	0	DEVILLIERS ST	Vacant land
125-M-250	1.630	7030	KELLY ST	Vacant land
28-P-220	0.060	0	HODGE ST	Vacant land

9-M-137	0.080	1829	CLIFF ST	Vacant land
9-M-143	0.040	1835	CLIFF ST	Vacant land
9-M-146	0.030	0	CLIFF ST	Vacant land
9-M-147	0.030	1839	CLIFF ST	Vacant land
9-M-173	0.020	10	LEDLIE ST	Vacant land
9-M-180	0.070	1858	CLIFF ST	Vacant land
9-M-186	0.030	1850	CLIFF ST	Vacant land
9-M-186-A	0.030	0	MONACA PL	Vacant land
9-M-187	0.050	1848	CLIFF ST	Vacant land
9-M-188	0.040	1841	MONACA PL	Vacant land
9-M-194	0.160	33	CLIFF ST	Vacant land
9-M-195-A	0.040	25	MONACA PL	Vacant land
9-M-195-B	0.030	1830	CLIFF ST	Vacant land
9-M-202	0.030	0	MONACA PL	Vacant land
9-M-203	0.030	0	MONACA PL	Vacant land
9-M-204	0.020	0	MONACA PL	Vacant land
9-M-206	0.020	2	MONACA PL	Vacant land
9-M-207	0.020	1	MONACA PL	Vacant land
9-M-219	0.040	1734	CLIFF ST	Vacant land
9-M-245	0.060	1809	BEDFORD AVE	Vacant land
9-M-246	0.090	810	CASSATT ST	Vacant land
9-M-251	0.030	1815	BEDFORD AVE	Vacant land
9-M-251-A	0.020	802	CASSATT ST	Vacant land
9-M-277	0.020	58	MONACA PL	Vacant land
9-M-279	0.020	0	LEDLIE ST	Vacant land
9-M-324	0.060	1911	WEBSTER AVE	Vacant land
9-S-231	0.010	1819	ENOCH ST	Vacant land
9-S-231-A	0.010	1815	ENOCH ST	Vacant land
9-S-231-B	0.010	1817	ENOCH ST	Vacant land
9-S-37	0.060	1729	BEDFORD AVE	Vacant land
9-S-38	0.040	0	BEDFORD AVE	Vacant land

REVISED
1-14-15