



Allies & Ross  
Management and Development Corporation  
200 Ross Street  
Pittsburgh, PA 15219

412-456-5000

**June 25, 2015**  
**Allies & Ross Management and Development Company**  
**RFP#2015-04**

**ADDENDUM NO. 3**

This addendum issued June 25, 2015 becomes in its entirety a part of the Request for Proposal RFP#2015-04 as is fully set forth herein:

**Item 1:** Q: Is the schedule flexible?

A: Yes.

**Item 2:** Q: Would the schedule change if an off-site location was selected?

A: Appropriate adjustments will be made if off-site location is selected.

**Item 3:** Q: Is there consensus about locating on-site or off-site and if not, does the master-planning process include developing consensus? If so, who are the parties that must agree to the location?

A: Yes, the Master-planning process includes developing consensus. The residents of Northview Highrise and HACP's Board of Commissioners are the parties which must come to a consensus for the location of the new mid-rise.

**Item 4:** Q: Once the location and Masterplan is accepted, would the HACP apply for the LIHTC with a more typical conceptual plan, as required by PHFA, or would you require a completed documents as suggested in the schedule sequence in the RFP?

A: Yes, ARMDC will apply for LIHTC. A conceptual plan will be accepted as required by PHFA.

**Item 5:** Q: The timeline for design and construction documents does not align with our understanding of the time required for quality architectural services. Would ARMDC be anticipating conventional project delivery of construction services or be required to utilized the "separate prime" method? If so, would we be able to provide services through LIHTC application and provide architectural services if you pursue conventional project delivery?

A: Yes, ARMDC being an instrumentality of HACP would require ARMDC to comply with the 4 Primes rule. A full time project Architect is requested for the start of award through the submission of LIHTC application to PHFA.

**Item 6:** Q: Revised Master-planning Schedule.

A: Masterplanning Schedule set forth under section II Scope of Services of the RFP is revised as follows:

Design Professional services will be divided into the following Phases:

	<u>Due Dates:</u>
1. Feasibility Study/Schematic Design	September 30, 2015
2. Design Development	December 15, 2015
3. 4% LIHTC Application	January 2016
4. Construction/Bidding and Contract Documents	March 2016
5. Bidding and Award	July 2016
6. Construction Administration Start	December 2016
7. Post Construction Warranty	December 2018

The Proposal due date, time and location has changed to **July 6, 2015 at 2:00 p.m.**, at HACP Procurement Dept., 100 Ross St. 2<sup>nd</sup> Floor, Suite 200, Pittsburgh, PA 15219.

**END OF ADDENDUM NO. 3**

  
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Mr. Kim Detrick  
Procurement Director/Contracting Officer

6-25-15  
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Date