

**REQUEST FOR QUALIFICATIONS (RFQ)
FOR
MASTER DEVELOPER/ PARTNER FOR
TARRYTOWN MUNICIPAL HOUSING AUTHORITY**

ADDENDUM NO. 1

EXTENSIONS:

By way of this Addendum No. 1, TMHA is extending the deadline for both questions and Statement of Qualifications due date as follows:

QUESTIONS	Questions will be accepted in writing or via email ONLY after tours are complete and no later than: March 15, 2021 at 3:00PM EST
STATEMENTS OF QUALIFICATIONS DUE	March 29, 2021 at 3:00PM EST

QUESTIONS AND ANSWERS:

1. Can the SOQ also be submitted by courier or in-person?
Yes, but must be delivered during normal office hours.
2. The RFQ states that all responses should be mailed. Can the response also be dropped off in person at the THMA office at 50 White Street?
See Question #1.
3. If being mailed, please confirm that it will not be considered late if postmarked by March 29th. All responses must be **DELIVERED** by the due date and time. A response will be considered late and disqualified if it is postmarked but NOT delivered by the due date and time noted above.
4. Is there a RFQ no. assigned to this solicitation which should be used on the top of the Profile of a Firm form?
No.

5. Is information available on the subsurface conditions at Site 2?
No, but TMHA is currently in the process of completing an Environmental Review for Franklin Courts. Note: this is NOT a Phase I.

6. Any prior Phase I Environmental Site Assessment or geotechnical investigations that could provide information about contaminants or soil stability?
No, see Question #5 for current status.

7. Is there an existing survey of the Franklin Courts site?
No.

8. Is there data available on car ownership among current residents at Franklin Towers and Franklin Courts?
Currently, TMHA projects about 378 vehicles.

9. Are there any vacancies at the existing developments or are all 151 units occupied?
Currently, there is one vacancy at Franklin Courts. It is a 2BR unit.

10. Please provide average unit square footages for Franklin Towers.

Franklin Towers:

Bedroom	Square Footage
1 Bedroom =	650
2 Bedroom =	850
3 Bedroom =	1050
4 Bedroom =	1250

11. Is there more information about the distribution of the units throughout the Franklin Courts site (i.e. how many units are there?)

Franklin Towers

Bedrooms	#
1	31
2	32
3	14
4	4

Franklin Courts

Bedrooms	#
1	8
2	36
3	20
4	6

12. Does TMHA have their own utility allowance schedule or do they use the County's? TMHA uses its own Public Housing utility allowance, which is below.

Current Utility Allowances:

1 Bedroom	-	\$35
2 Bedroom	-	\$45
3 Bedroom	-	\$55
4 Bedroom	-	\$65

13. Are you displaying anything, or is this only audio?
Audio only. (Note – this is referencing the Pre-Proposal Conference.)
14. For the New Construction asset, a. what should the assumed total unit count. b. what is the preferred unit mix of studios, 1 bed, 2 bed, 3bed, 4 bed?
The new construction unit count and mix will be determined during the planning process.
15. The RFQ in Section III cites an Energy Audit and CNA for Franklin Towers and a PNA for Franklin Courts. What seems to be accessible on the Website is a Portfolio Assessment and Preliminary Recommendations dated 2020.
TMHA has uploaded the correct Attachments under Attachment B(1-3) for the Physical Needs Assessments, including the Energy Audit.
16. The RFQ references the TMHA's Five Year capital plan. Can the Authority provide a copy of that plan?
Yes, and the document has been uploaded as Attachment I – Five Year Capital Plan.
17. Does the TMHA has a set of As-Builts Plans and the Project Manual (specifications) for each site that would be shared with the selected developer partner?
TMHA has a set of As-Builts for Franklin Towers but not Franklin Courts; these will be shared with the selected Developer Partner.

18. What is the TMHA's schedule for selecting a consultant HUD/RAD counsel and a RAD consultant?
Both HUD/ RAD Counsel and a RAD consultant have been selected. Counsel is Reno Cavanaugh and RAD Consultant is EJP Consulting Group, LLC.
19. Can TMHA share any demographic information about the residents who reside in Franklin Towers and Franklin Courts?
Yes, this has been added as Attachment J – Demographic Information.
20. The RFQ states that the SOQ submission must be mailed to the TMHA Administrative Office. Is UPS or FedEx delivery fall within the acceptable forms of mailing? And, is hand delivery acceptable to TMHA?
Yes, UPS, FedEx and hand delivery are all acceptable forms of delivery. Please see Question #1.
21. The site is located on a flood plain. Are there any provisions for that?
The expectation is that the selected developer will provide recommendations to TMHA related to any flood zone issues and how to plan for them in the development process.
22. What is the zoning density? What additional density would Tarrytown entertain?
The selected developer will need to confirm the current zoning density with the municipality. TMHA has not had any discussions with the municipality to date regarding any density increases and expects that if this is proposed as a part of the planning process, that the selected developer would take the lead in discussing this with the municipality.
23. What is the amount of vacancies on site?
Please see Question #9.