



The Housing Authority of the County of Marin (“MHA”)

4020 Civic Center Drive

San Rafael, CA 94903

ADDENDUM #1

Addendum #1 to RFP MHA-009-2016 – Public Housing Revitalization Analysis (this “Addendum”).

This Addendum is incorporated by this reference into RFP MHA-009-2016.

Add the following to Section 5.01.

MHA will weigh the overall score of each Proposer 80% for the written proposal and 20% for any in-person interviews. If no in-person interviews are conducted, MHA reserves the right to allocate the 20% portion to another method of evaluating the Proposers or to weigh the overall score to 100% for the written proposal.

The following questions were submitted and are answered in this Addendum:

Question #1: Is the U.S Housing and Urban Development’s Rental Assistance Demonstration (RAD) program an available option on this project?

Answer #1: Prior to releasing this RFP, MHA worked with the community on a planning process to evaluate multiple development and financing scenarios. During that process, RAD’s feasibility for this project was not clear and was therefore not considered a viable financing source (see the Community Working Group Report attached to the RFP for further detail). Nonetheless, the Proposers should consider all the available and appropriate financing options and sources to come up with the most feasible revitalization options within or in connection with the revitalization options cited in the RFP.

Question #2: Has there been a budget established for this work?

Answer #2: No specific budget has been established, however an efficient budget is expected to be proposed and negotiated.

Question #3: Should we include civil engineers on our team as part of Task 3.06.04 as part of the design effort in order to help assess design feasibility relative to utility placement and capacity, and regrading etc.

Answer #3: Technical engineering information may be evaluated by the Proposer to conduct the feasibility analysis and therefore an engineering competency is valued.

Question #4: Should the team include a cost estimator?

Answer #4: The Proposer has to provide and conduct a robust costing analysis in order to conduct the feasibility analysis.

Question #5: Would the MHA be responsible for organizing and contacting resident and stakeholder groups for meetings, or the proposer?

Answer #5: MHA will be responsible for this component, however the selected Proposer will be responsible for presenting materials and progress updates to resident and stakeholder groups in coordination with MHA. Currently, this is estimated to be approximately 10 resident and stakeholder meetings over the course of the 120 days.

Question #6: The 120-day timeline seems short especially given the range of stakeholders that are to be included in the process. Is this a fixed timeline?

Answer #6: The Proposer needs endeavor to meet the RFP's stated schedule, but also propose the most feasible timeline to complete a robust feasibility analysis.

Question #7

To better consider a response to this RFP, can MHA provide additional clarification about the end product desired; level of detail desired in master planning? Relative order of importance between the scope elements? How will MHA use the product? What is your vision for the end product?

Answer #7: The end product should be a report that contains, at a minimum, a robust feasibility analysis, including but not limited, financial and regulatory feasibility of the respective revitalization options; the methodology used for the analysis; recommendation of which revitalization option(s) to pursue, or a combination of revitalization option(s); and a recommendation of next steps MHA should take to implement the recommendation. The level of detail should be sufficient to inform the feasibility analysis and enable MHA to make an informed decision as to the recommendation provided; regardless of the revitalization option(s) that MHA selects, MHA envisions that the next phase will involve procuring an

expert and/or partner to assist MHA in implementing in conducting detailed planning and implementation. The scope elements are of equal importance.