



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

4020 Civic Center Drive

San Rafael, CA 94903

ADDENDUM #1

Addendum #1 to RFP MHA-012-2016 – Public Housing Revitalization Limited Feasibility Analysis (this “Addendum”).

This Addendum is incorporated by this reference into RFP MHA-012-2016.

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

Question #1: Has there been a Phase 1 Environmental Site Assessment, soil condition report, or geotechnical studies revealing hazardous site conditions of serpentine rock for example or the presence of ground water? Has the site gone through a HUD Part 50/58 environmental review?

Answer #1: No, the feasibility study will have to make some assumptions and caveats regarding environmental condition of the property and any necessary environmental review costs.

Question #2: Are there condition assessments of Golden Gate Village’s utility infrastructure? Should we consider utility infrastructure replacement costs in the feasibility study?

Answer #2: No, but a Physical Needs Assessment and Energy Audit report from 2015 is attached to the RFP. The feasibility study should consider whether the complete replacement of any on-site building site utilities is appropriate under either or both of the revitalization options, and will have to make some assumptions and caveats regarding condition of the right-of-way utility infrastructure.

Question #3: The anticipated scope of services listed on page 12 of the RFP lists checking in with community stakeholders at three critical points, but the previously released addendum on September 28, 2016 referenced 10 meetings. What are MHA's expectations in terms of the number of meeting with community stakeholders?

Answer #3: As detailed in Section 4.02.06 of the RFP, community engagement is expected at three critical points during the period of performance, 1) a listening session at the outset of the engagement to familiarize the Consultant with the site, project and community dynamics, 2) a check-in at roughly mid-point to ensure project alignment and to confirm any assumptions, and 3) a presentation of the findings.

Question #4: Has there been a budget established for this work?

Answer #4: No specific budget has been established, however an efficient budget is expected to be proposed and negotiated.

Question #5: Can you tell us about the site? Does it have designated senior units or much vacancy?

Answer #5: Golden Gate Village is designated as a family site, although a number of people have aged in place. The site is nearly fully occupied and about 70 households are over-housed (units larger than families are entitled to).

Question #6: Is there a possibility to expand to property adjacent to the Golden Gate Village site? Do we know anything about the ownership of those adjacent parcels?

Answer #6: The feasibility analysis should be limited to the footprint of the existing 30 acre Golden Gate Village site.

Question #7: How much relocation should be considered?

Answer #7: Consistent with the Guiding Principles identified in the RFP, relocation should be minimized under both options, but some degree of relocation will probably be necessary. However, the cost, options and duration of relocation will be hard to estimate until the phasing of new development or rehabilitation work applicable to each plan is known.