



ADDENDUM # 2

AE Services for MSP New Units # 1876-18

Original Notice of RFP Issued on: December 19, 2018

Response Due Date: Thursday, January 24, 2019 @ 2:00pm

January 15, 2019

To All Prospective Respondents:

The purpose of this addendum is to provide answers to questions raised by potential respondents.

Question 1: Is there a current site plan of the existing site available?

Answer: Yes, please visit the link or file posted on the Housing Authority website to download the plan.

Question 2: Will the Housing Authority provide project milestones starting with the schematic design?

Answer: Project milestones:

Develop Plans and Specs Schematic 20%	March 1, 2019 - March 21, 2019
Develop Plans and Specs Design Document 40%	March 21, 2019 - April 30, 2019
Develop Plans and Specs Construction Documents 90%	April 30, 2019 - July 9, 2019
Bid Documents at 100%	July 9, 2019 - July 29, 2019

Milestones: Note – HACH will issue an RFP for Construction Manager with assistance of selected Contractor at 90% documents.

Question 3: Can you provide more information about the unit types the Housing Authority will be looking for? 1, 2, 3, 4 Bedroom units? Is there any thought for how many bedrooms the two ADA units will have?

Answer: HACH will work with the selected Architect to make exact determinations once there is a contract. This determination will also be impacted by pro-formas for the new units.

Question 4: Please provide a list of the funding sources for the project?

Answer: HACH will submit a 4% tax application. Other sources may include the Department of Housing (DOH), Department of Economic and Community Development (DECD), Capital Region Development Authority (CRDA) and Housing Tax Credit Contribution (HTCC) credits and HACH funds to name a few of the funding options for the project.

Question 5: Please clarify, on the SF330 form Section F it asks for 10 example projects and in section 1.5 Proposal Format of the RFQ it asks for 3 references for which your firm has provided a similar scope so does the Housing Authority want 10 example projects or 3?

Answer: Please provide 10 example projects with references.

Question 6: Will the Housing Authority require additional ADA units or does the existing complex have the required number of ADA units? Or will it after the scheduled renovations?

Answer: Ten percent (10%) of the units (2) will be ADA units.

Question 7: Are there any environmental or geotechnical reports for the new site?

Answer: At this time there are no current environmental or geotechnical reports available. The Owner to provide reports when a contract is executed. Prior environmental reports, NEPA and other related documents are available at the link included below in this addendum.

Question 8: How old are the current buildings?

Answer: The buildings were built in 1941 and rehabbed in 1997.

Question 9: Are there any current plans to demolish or rehab the existing buildings?

Answer: No, HACH will not demolish the existing buildings. HACH is finalizing construction documents for a major rehabilitation of the existing buildings and the grounds.

Question 10: Is there a boundary survey?

Answer: No, the survey will be procured and provided by the Owner following contract execution.

Question 11: Is there a specific building type or general layout that HACH would like to see?

Answer: It is the intent for HACH to work with the selected Architect once under contract. HACH would expect that the new building or buildings be complementary to existing structures and grounds.

Question 12: If a firm has prior housing experience, but not public housing experience will this impact the award?

Answer: HACH encourages all bidders to submit their responses with all experience and qualifications.

Question 13: Please clarify socio economic considerations.

Answer: HACH encourages responses from Section 3 and minority owned businesses.

Question 14: Can the respondent partner or subcontract with Section 3 and minority owned businesses?

Answer: HACH encourages respondents to partner and subcontract with Section 3 and minority Owned businesses.

Question 15: How did the Authority arrive at 15 units for new construction?

Answer: Fifteen new units are sustainable under current financial projections for building and on-going operations.

Question 16: Will Passive Housing be considered?

Answer: HACH will work with the selected firm to develop a concept and will welcome creative design options.

Question 17: Is there a page limit for RFQ 1876-18 A/E Services for new units at Mary Shepard Place?

Answer: No, there is not a page limit for the RFQ 1876-18 A/E Services for new units at Mary Shepard Place.

PLEASE VISIT <https://hartfordhousing.sharefile.com/share/view/s49do68f762o4bc3b> for current unit mix and other additional information regarding the project site.

NOTE: Any solicitation or lobbying directed to any Authority staff or the Board of Commissioners is prohibited and is grounds for disqualification of Respondent's submission.

SOLE SOLICITATION CONTACT

Ben Bare
General Counsel and Chief Procurement Officer
180 John D Wardlaw Way
Hartford, CT 06106
email: bids@hartfordhousing.org
www.hartfordhousing.org

All other terms and conditions of the RFP remain the same.

Ben Bare, General Counsel and Chief Procurement Officer
Housing Authority of the City of Hartford
bids@hartfordhousing.org