

**REQUEST FOR QUALIFICATIONS
FOR
NAPIER AND SUDEKUM REDEVELOPMENT CO-DEVELOPER**

Solicitation No. 2022-CON-Q01

Addendum No. 1



**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY NASHVILLE,
TENNESSEE**

July 11, 2022

**ADDENDUM No.1 REQUEST FOR QUALIFICATIONS FOR NAPIER AND SUDEKUM
REDEVELOPMENT CO-DEVELOPER**

1. Replace in its entirety page 1 of the RFQ with the signed document with Dr. White's signature.
2. Replace Attachment G Self-Representation of Offerors in its entirety, with Attachment G Metropolitan Development and Housing Agency Diversity Business Enterprise Program-Diversity Business Enterprise Program Proposed Development Team.

Use this form to identify how the Respondent's team directly incorporates Diversity Business Enterprise (DBE) into the Co-Developer Team. Directly incorporated is to mean the Respondent, or one of the partnered or joint ventured Respondents are a certified DBE. This Attachment G is not for recording outreach to, and proposed, consultants or contractors that might be used for the project. The Total DBE Percentage will be scored in accordance with Section 3.7. Your written response will identify separately from this Attachment G how you will achieve MDHA's 20% DBE goal by hiring consultants and contractors.

MDHA accepts certifications for the following DBE programs: Minority Business Enterprises (MBE - including Black American, Native American, Hispanic American, and Asian/Pacific American), Women Business Enterprises (WBE), Small Business Enterprises (SBE), and Service-Disabled Veteran Business Enterprises.

Certifying agencies that MDHA currently works with include the Governor's Office of Diversity Business Enterprise (GODBE), Metro Nashville Office of Minority and Women Business Assistance Office (BAO), Metropolitan Nashville Airport Authority (MNA), Small Business Administration, TN District Office (SBA), National Minority Supplier Development Councils (TSMDC), Women Business Enterprise National Council (WBENC), and National Association of Women Business Owners (NAWBO). MDHA may accept certifications from other agencies pending review of their similarity to the above-mentioned programs. If you are providing certification from a program other than that listed above, please identify which of the above programs you believe your certifying agency is most similar.

3. Adding Exhibit 3 Napier and Sudekum Redevelopment Aspirational Milestone Schedule.

**REQUEST FOR QUALIFICATIONS
FOR CO-DEVELOPER**

The Metropolitan Development and Housing Agency (MDHA) is seeking responses from qualified firms with demonstrated experience in Mixed Finance development and an interest in a co-developer relationship with MDHA to redevelop MDHA's Napier Place and Sudekum Apartments neighborhoods with mixed-income, multi-family residential housing and mix use projects that may include commercial office and retail space.

The criteria for evaluating these responses will be based on the items set forth in this Request For Qualifications. A short-list of respondents will be asked for proposals and term sheets. An award will be made to the most responsive and responsible company(ies), which in the judgment of the Agency best meets the current needs and long-term goals of the Agency. MDHA reserves the right to reject any or all responses and/or to waive any informalities in the solicitation process.

The Request for Qualifications for Co-Developer is available for viewing on MDHA's Procurement Housing Agency Marketplace Site.

Access URL: https://ha.internationaleprocurement.com/requests.html?company_id=51162

Or through MDHA's website Access URL: <http://www.nashville-mdha.org/>, highlight "Construction"//Click on "Procurement"// Click on the Blue "here" link within the sentence "Click here to view Procurement Opportunities!"

Responses will be received electronically via Housing Agency Marketplace or via hand delivery to the MDHA Construction Department, located at 712 South 6th Street, Nashville, TN 37206. All Responses must be received before 2:00 p.m. Central Standard Time (CST) on September 1, 2022.

A pre-submission meeting will be held electronically via Zoom on July 27, 2022, at 2:00 p.m. Central Standard Time (CST):

**Dial in by phone: +1 (301) 715-8592
Meeting ID: 869 9616 7480
Passcode: 313030**

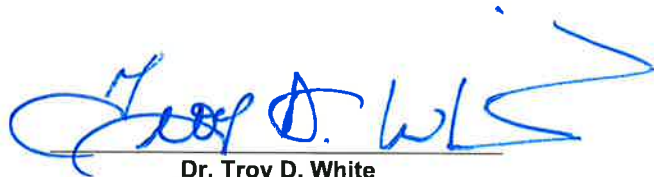
Link to join:

<https://us06web.zoom.us/j/86996167480?pwd=U244dVVmbGU5VXg5QjVOQWRYS3dzO9>

Also to have access to the Zoom information you may view by clicking on the URL link:

https://ha.internationaleprocurement.com/requests.html?company_id=51162

or copy and paste it or type into your browser. If you need assistance with Housing Agency Marketplace call Tina Meador at (615) 780-7088.



**Dr. Troy D. White
Executive Director**

ATTACHMENT G
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY DIVERSITY BUSINESS ENTERPRISE PROGRAM
Diversity Business Enterprise Program Proposed Development Team

DBE FORM INSTRUCTIONS: PLEASE SUBMIT WITH RESPONSE	DIVERSITY BUSINESS ENTERPRISE PARTICIPATION COMMITTED	
<p>Respondent must complete and submit <i>this form</i> with the response to the Napier and Sudekum Redevelopment Co-Developer RFQ to show direct DBE participation within the proposed development team. The information recorded on this form will be evaluated and scored in accordance with Section 3.7 of the RFQ. Indicate if your Team is a joint venture or partnership (as applicable). The Total DBE Percentage at the top of this page should be the sum of the % Share of Co-Development Team for each company of the team that is a certified Diversity Business Enterprise.</p> <p>Failure to complete and submit this form with the Response will be considered non-responsive. Please Note: The Awarded Respondent's DBE commitments will be incorporated into the contract and monitored monthly, including monthly reports that validate DBE utilization and possible on-site audits.</p>	<p>Respondent Company/Team Name:</p>	<p>Total DBE Percentage: %</p>
	<p>Is your team a:</p> <p>JOINT VENTURE <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>PARTNERSHIP <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(If yes, please provide legal agreement and other documents to support this claim if awarded contract)</p>	
	<p>*Primary Contact Name:</p>	<p>Telephone:</p>
	<p>Email Address:</p>	

*Name of person to contact for information and documentation regarding this form and DBE participation proposed

Please indicate the DBE Ethnicity Code:

**Racial/Ethnic Codes: MBE 1-Black Americans; 2-Native Americans; 3- Hispanic Americans; 4-Asian/Pacific Americans; 5-WBE; 6-SBE; 7-SDVBE (Example: Hispanic Firm = MBE/3)

SECTION 1 - PROPOSED DIVERSITY BUSINESS ENTERPRISE

INSTRUCTIONS: Provide the company information for each company of the proposed Co-Development Team. Mark the DBE Ethnic code as appropriate (see above **) or NA if not applicable. Provide the percentage share of each company of the Co-Development Team. The total % Share of Co-Development Team for all companies of the team should equal 100%. ATTACH YOUR COMPANIES DBE CERTIFICATIONS BEHIND THIS DOCUMENT IN YOUR RESPONSE.

If additional space is needed to record your company information, you may duplicate this form.

<p>1. Company Name</p>	<p>**DBE Ethnic Code</p>	<p>Name of DBE Current Certification Agency:</p>
<p>Address/City/State/Zip:</p>	<p>Telephone:</p>	<p>Certification Expiration Date:</p>
<p>Responsibilities Provided to Team:</p>	<p>% Share of Co-Development Team:</p>	

ATTACHMENT G
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY DIVERSITY BUSINESS ENTERPRISE PROGRAM
Diversity Business Enterprise Program Proposed Development Team

2. Company Name	**DBE Ethnic Code	Name of DBE Current Certification Agency:
Address/City/State/Zip:	Telephone:	Certification Expiration Date:
Responsibilities Provided to Team:	% Share of Co-Development Team:	

3. Company Name	**DBE Ethnic Code	Name of DBE Current Certification Agency:
Address/City/State/Zip:	Telephone:	Certification Expiration Date:
Responsibilities Provided to Team:	% Share of Co-Development Team:	

4. Company Name	**DBE Ethnic Code	Name of DBE Current Certification Agency:
Address/City/State/Zip:	Telephone:	Certification Expiration Date:
Responsibilities Provided to Team:	% Share of Co-Development Team:	

Exhibit 3

Napier and Sudekum Redevelopment Aspirational Milestone Schedule

September 1, 2022	Responses due for Napier and Sudekum Redevelopment Co-Developer RFQ
October 31, 2022	MDHA issues RFP to Shortlist of Respondents to RFQ
December 31, 2022	MDHA selects Co-Developer for Napier and Sudekum Redevelopment
April 1, 2023	Under contract with selected Co-Developer; planning and design begins
March 1, 2024	Groundbreaking Phase 1 (184 apartment units w/ retail frontage) – 24 months
2025	Groundbreaking Phase 2 (304 apartment units w/ retail frontage) – 28 Months
2026	Groundbreaking Phase 3 (120 apartment units) – 20 Months Groundbreaking Phase 4 (132 apartment units) – 20 Months Ribbon cutting Phase 1
2027	Groundbreaking Phase 5 (108 apartment units) – 20 months Groundbreaking Phase 6 (169 apartment units) – 24 months Ribbon cutting Phase 2 Ribbon cutting Phase 3
2028	Groundbreaking Phase 7 (Church/Retail/Amenity) – 18 months Groundbreaking Phase 8 (132 apartment units) – 20 months Groundbreaking Phase 9 (65 apartment units) – 18 months Groundbreaking Phase 10 (Park) – 12 months Ribbon cutting Phase 4 Ribbon cutting Phase 5
2029	Groundbreaking Phase 11 (148 apartment units w/ retail frontage) – 22 months Groundbreaking Phase 14, 15, 16 (168 garden style units) – 24 months Ribbon cutting Phase 6 Ribbon cutting Phase 7 Ribbon cutting Phase 10
2030	Groundbreaking Phase 12 (212 apartment units w/ retail frontage) – 28 months Ribbon Cutting Phase 8 Ribbon Cutting Phase 9
2031	Groundbreaking Phase 13 (260 apartment units w/ retail frontage) – 28 months Ribbon Cutting Phase 11

2032 Ribbon Cutting Phase 14, 15, 16

2033 Ribbon Cutting Phase 12

2034 Ribbon Cutting Phase 13

This is an aspirational schedule. MDHA desires to complete construction on at least 200 units per year. All dates and unit counts are targets and subject to change depending upon financing, market assessments and other key factors.

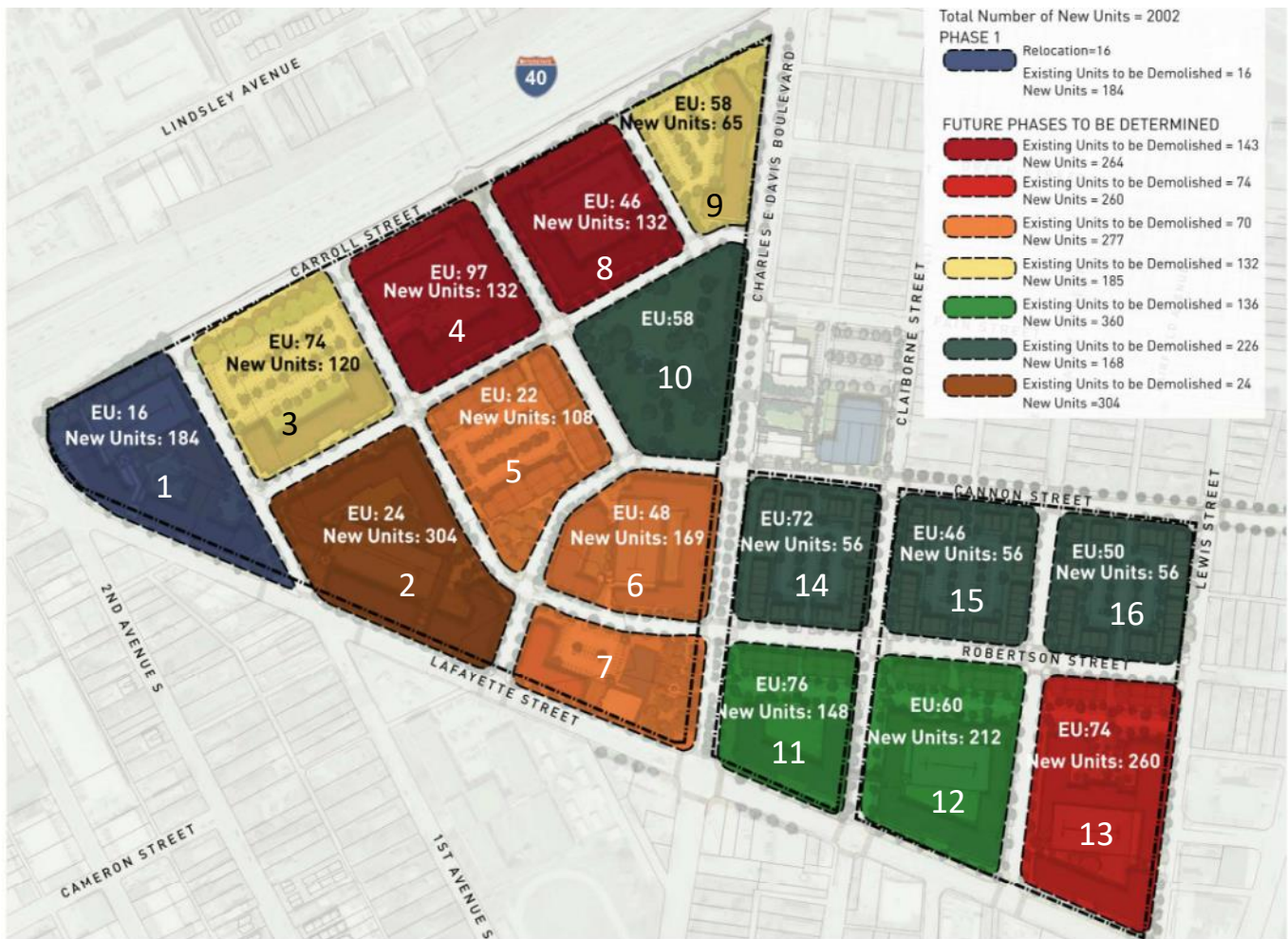


Figure 73. Phasing Strategy

