

Lubbock Housing Authority

RFP 2018-10-2: Addendum 1

Questions

- 1. With the understanding that the project is time sensitive, is there a preferred draft completion date for the RPCA deliverables?**
 - The award date is anticipated to be no later than November 2, 2018.
 - LHA would prefer receipt of the draft report by January 16, 2018.**
 - Proposal scoring for *Draft Deliverables Completion Date* is a maximum of 15 points. The maximum points will be awarded to the firm with the earliest completion date and will be scaled with the firm proposing the latest date receiving one point.
- 2. Do the properties have as-built construction drawings on file?**
 - No. We have floor plans for most units.
- 3. Is Lubbock anticipating that LIHTC will be used to fund RAD redevelopment?**
 - The anticipated activities appear in the table below.

Property	Number of Units	Proposed Activity	Notes
Mary Myers	60	9% LIHTC	Application submitted. Waiting on CHAP. Priority
Behner Place	82	9% LIHTC	Application submitted. Waiting on CHAP. Priority.
96 West	96	Self Conversion	Application submitted. Waiting on CHAP. Priority.
36 South	36	9% LIHTC	Part of Portfolio Application. CHAP is not in process at this time.
Cherry Point	72 scattered-site, single-family houses	Section 18 Scattered Site Disposition	May issue task order at later date for RPCA if plans change.
Park Meadows 2	32	Section 18 Disposition: Housing Authority with Less than 50 Units	May issue task order at later date for RPCA if plans change.

- 4. Do we include Cherry Point and Park Meadows 2 in the Cost Proposal?**
 - The cost proposal will be evaluated on the total price for the RPCA activities on the following four properties:
 - Mary Myers
 - Behner Place
 - 96 West
 - 36 South

- We request that you provide separate estimates for Cherry Point and Park Meadows 2 based on current pricing factors for future reference. These estimates should not be included in the total Proposal Cost.

5. Please provide a per property unit breakdown.

Property Name	Bedroom Size							Total Units per Property
	0	1	2	3	4	5	6	
Cherry Point			2	52	11	7		72
36 South		8	28					36
Behner Place		3	39	34	6			82
Mary Myers		57	3					60
96 West			84	10	2			96
Park Meadows 2								
Note: Only 32 units are Public Housing		16	56	48				32 PH

6. How many buildings do you have at each property?

- 96 West - 49
- Mary Myers - 14
- Behner Place - 62
- 36 South - 18
- Cherry Point - 72
- Park Meadows 2 - 8

7. What year were the buildings constructed?

- 96 West - 1984
- Mary Myers – 1994 (60 units) and 2016 (12 units)
- Behner Place – Late 1940's
- 36 South - 1981
- Cherry Point - Late 1950's-early 1960's
- Park Meadows - 2008

8. Can we bid on the RPCA and etool but not the environmental section?

- There is no requirement to conduct an Environmental Review or address any other environmental item outside of any requirements within the RPCA.

9. What state and local licenses do you require for completing the RPCA and e-tool?

LHA has no specific license requirements other than those necessary for performing an RPCA.
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