

**WORK ORDER PROPOSAL REQUEST (WOPR)
FOR
NAPIER AND SUDEKUM REDEVELOPMENT CO-DEVELOPER**

Solicitation NO.2022-CON-WOPR01

ADDENDUM 1



**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
Nashville, Tennessee**

January 19, 2023

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- Q1.** The Specific Plan only approves up to 1700 units. Is MDHA open to ideas to exceed this limit?
- A1.** Yes, are open to suggestions to changes to our requirements in the RFP, to the Transformation Plan, and to the Specific Plan and the development guidelines. However; please keep in mind that there was a lot of community engagement that went into creating the Transformation Plan, the Specific Plan, and the Design Guidelines. Revisions to the Specific Plan may require Planning Commission and Metro Council approval. Times have changed. We do think Planning Commission and Council will be open to some changes.
- Q2.** Will MDHA housing procure relocation services for residents or is it the Co-Developer's responsibility?
- A2.** MDHA has previously provided these services in-house, but is open to have a third party provide these services. If relocation services were to fall to the responsibility of the Selected Proposer(s) what services would be provided to the tenants? How would you provide assistance to residents with special needs? And what would be the cost per unit relocated? Please address this in Tab 6 as outlined in RFP Section 4.4.
- Q3.** Should our projected proformas be for the lifecycle of the development or just a few phases?
- A3.** Detailed proformas should be provided for the first two phases, but a more general projection for all phases of the development should be provided to provide a sense of the Proposer's projections indicating the feasibility of the entire project.
- Q4.** Is it desired to include a private site in the development?
- A4.** This should be contemplated in your relocation and phasing strategy. It will likely be difficult to relocate residents on-site for the first phase. MDHA is open to a privately-owned site (existing building or new construction) to temporarily relocate residents for the first phase so long as it is within a mile radius to the Project Site. The mile radius has the intent to disrupt the residents' lives as little as possible and keep them in the same school district.
- Q5.** As we think about project phasing, how does MDHA want to prioritize replacement housing in the early phases? Is it required to replace housing until all replacement units have been delivered; or will replacement be phased over time with new mixed income units.
- A5.** We anticipate a rolling phase approach over time with new mixed income units, but this should be discussed in your relocation and phasing strategy. We are committed to one for one replacement of existing units, but we do not require that the first few phases of redevelopment are strictly for affordable housing. We consider that the overall plan and approach throughout the course of the redevelopment to be dynamic and not static.
- Q6.** Thank you for providing the site survey for our design purposes. The survey was provided to us in a PDF format. We would like to request the site survey be provided in AutoCAD format, if possible.
- A6.** Uploaded to Marketplace.

Q7. What is the number of elderly tenants (55+) occupying current units?

A7. Napier currently has 93 households with elderly residents. Sudekum currently has 65 households with elderly residents.

Q8. What is the breakdown of number of buildings and unit mix of existing site? Can this be provided in a site map layout?

A8. From page 33 of the Transformation Plan: Napier has 378, 1 to 3-bedroom units in 42 townhome style buildings on 23 acres. Construction was completed for Napier in 1941 and it has a unit mix of 120, 1-bedroom, 193, 2-bedroom, and 65, 3-bedroom units. Second, Sudekum has 443 units in 40 garden style buildings on 34 acres. Construction was completed for Sudekum in 1953, and it has a unit mix of 235, 2-bedroom, 146, 3-bedroom, 52, 4-bedroom, and 10, 5-bedroom units. A site map with this information is attached.

Clarification:

Design Guidelines are a draft under consideration for inclusion with a Transit-Oriented Development (TOD) or Redevelopment District. If neither a TOD or Redevelopment District is created the Design Guidelines will still be amended into the Specific Plan.

ADDITIONAL INFORMATION

1. Attached Sign In Document for Work Order Proposal Request (WOPR) for Napier and Sudekum Redevelopment Co-Developer meeting held January 13, 2023.
2. Acknowledge Addendum No. 1 in your WOPR response.

PRE-PROPOSAL MEETING SIGN IN SHEET

PROJECT: Work Order Proposal Request (WOPR) for Napier and Sudekum Redevelopment Co-Developer

DATE/TIME: January 13, 2023 @ 10:00 a.m.

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