

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

Solicitation NO.2022-CON-WOPR01

ADDENDUM 3



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

February 3, 2023

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Updated Information:

1. **RFP Section 3.5 Submission Deadline:** replace the submission deadline with **February 17, 2023 at 2:00 p.m. Central Standard Time (CST)**.
2. **RFP Section 3.7 Formal Presentations to Selection Committee:** replace the interview dates with **March 27 and 28, 2023**, and Finalists will be notified of interview dates and times by **March 17, 2023**.

Questions:

Q1. It seems that MDHA has converted these sites to a RAD PBRA contract. It is our understanding that in order to transfer a PBRA HAP contract, the 8bb process may need to be implemented to transfer the RAD PBRA HAP contract to new units. Has MDHA undertaken an 8bb transfer in the past?

A1. Yes

Q2. Has MDHA's entire public housing portfolio been converted to RAD?

A2. Yes, except for new units coming in as Faircloth.

Q3. Would MDHA be willing to extend their due date in light of these substantive questions?

A3. Yes, see updated information item 1.

Q4. Please provide the approximate square footage of the existing buildings.

A4.

Unit Size	Napier Square Feet Avg	Sudekum Square Feet Avg
1 bedroom units	535	N/A
2 bedroom units	711	835
3 bedroom units	864	990
4 bedroom units	N/A	1130
5 bedroom units	N/A	1143

Q5. Please confirm if the per door tax amounts provided (\$80 per door for market units and \$50 per door for affordable units) is applied monthly or annually.

A5. The door tax is applied annually.

Q6. Does MDHA have any updates for the projected infrastructure costs across the campus (in the Envision Napier and Sudekum report in 'Table 4: Estimated Project Budget', this is listed as to be determined / under development).

A6. Please keep in mind that the Transformation Plan was published in 2017. Per Section 2.12 Budget/Funding of the RFP MDHA currently estimate the Project will cost \$800 million in current dollars. MDHA's updated development cost estimate for Napier and Sudekum from March 2022 estimated \$50.6 million in infrastructure costs based on the infrastructure costs of the Cayce redevelopment phases. This is a rough estimate and is not based on developed infrastructure plans for Napier and Sudekum or professional assessments of the infrastructure required for Napier and Sudekum. The actual cost could be considerably different.

- Q7.** Should operation of the streets throughout the campus be assumed as public or private?
A7. **Final decisions have not been made on this topic, but it is MDHA's intent that all streets will be public.**
- Q8.** Is MDHA in the process of or contemplating becoming a 'Move to Work' authority at any point during the redevelopment process?
A8. **MDHA is not currently, nor do MDHA anticipate to become a 'Move to Work' authority at this time.**
- Q9.** Is MDHA preference to provide property management or should the selected Development Team provide property management services? During the redevelopment, will MDHA continue to manage the existing units?
A9. **MDHA currently have in-house property leasing and maintenance staff that is at least trained and capable of managing affordable housing in its current state. Part of Section 4.4 Response Content, Sequence, and Scoring; Tab 4 and 5; is the opportunity for each Proposer to advise how they would like to staff the operations team. It is possible to utilize none, some, or all of MDHA's current staff at Napier and Sudekum. MDHA will continue to manage the existing units until they are turned over to the development team for demolition, and maybe relocation dependent on your response to Tab 10**
- Q10.** Can MDHA provide preliminary infrastructure and traffic master planning documents and studies that were completed in conjunction with the Envision Napier-Sudekum Masterplan or Specific Plan efforts.
A10. **Infrastructure and traffic studies were initiated, but have not been completed. There is no additional documentation to provide at this time.**
- Q11.** Does MDHA have a preference on sustainability level or certification?
A11. **Per Section 2.7: "MDHA would like to set a sustainable design objective to achieve basic LEED Certification or similar." Beyond this objective the Proposers are free to explain your goals and best practices in sustainable design under Tab 9 of Section 4.4.**
- Q12.** Can a building-by-building unit mix be provided?
A12. **No. While MDHA does not expect the Proposers to provide a building-by-building unit mix at this time, MDHA does want the Proposers to explain how they intend to program mixed income throughout the redevelopment. This response would be found in Tab 7 of Section 4.4.**
- Q13.** The Form 3 Suspension and Debarment Certification Form was not included the RFP. Could this Form be provided?
A13. **Yes. It is attached to this Addendum 3.**
- Q14.** What financing resources such as PILOT, TIF, Grants, etc., will the co-developer be able to access through MDHA?
A14. **MDHA will work with the co-developer to identify sources but the developer is responsible for assembling financing for the project. One new source is the clean energy funding through EPA, Treasury, HUD and DOE that could potentially be accessed.**
- Q15.** What are the terms of the Dollar General lease? Can the lease be provided?
A15. **The Dollar General lease is year to year lease. MDHA reserves the right to terminate this lease by giving 180 notice prior to expiration of the current term. The Dollar General lease will be made available to the Selected Proposer.**

- Q16.** Please confirm that the restriction that the portion of affordable units may not exceed 50% is per phase, not per building.
- A16.** **It is not a restriction, it is a goal. At the end of that same paragraph d of Section 2.2 “Proposers may propose and explain alternatives in their response.” You should address this in response to Tab 7 of Section 4.4.**
- Q17.** Can you please share the full list of co-developers for the five finalists?
- A17.** **Only those making the Short List from the RFQ were included in the Pre-Proposal Conference for the RFP. The sign-in sheet for the Pre-Proposal conference was provided in Addendum 1.**
- Q18.** Of the American Rescue Plan funds received by the State of Tennessee and the City of Nashville, how much has been/ do you anticipate being allocated to this project?
- A18.** **None have been allocated to date. The Metropolitan Government of Nashville and Davidson County has awarded ARPA funds to MDHA for other projects, but MDHA is unable to anticipate what may be allocated to MDHA in the future.**
- Q19.** Is there Choice funding available to serve as gap financing on this project?
- A19.** **Choice implementation funds have not been awarded to this Project. Since the project converted to RAD it does not qualify for CNI implantation funds. MDHA is very open however to pursuing federal funding from HUD and other agencies which the project would be eligible as this project is a high priority for MDHA.**
- Q20.** Is there a direct email contact who can assist if there are any digital submission issues? The current link isn’t functioning, but it may just not be live yet.
- A20.** **You may reach out to Diane Baseheart dbaseheart@Nashville-MDHA.org or (615) 252-8434**
- Q21.** Where should Forms 2 and 3 be placed within the response? Form 1 has its own tab (tab 3), but there aren’t instructions on which tabs should house Forms 2 and 3. For now, we’ve just added an additional tab called “additional forms.”
- A21.** **Form 2 should be included at the end of, but still in response to Tab 12. Form 3 should be included in a tab titled Additional Forms after your response to Tab 12.**

MDHA IS STILL WORKING TO PROVIDE RESPONSES TO THE OTHER QUESTIONS THAT HAVE ALREADY BEEN RECEIVED. THESE RESPONSES WILL BE MADE IN ADDENDUM 4.

ADDITIONAL INFORMATION

- 1.** Acknowledge addenda No. 1, No. 2, No. 3 in your RFP response.
- 2.** Form 3 Suspension and Debarment Certification Form attached.

FORM 3

SUSPENSION AND DEBARMENT CERTIFICATION FORM

- 1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- 2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- 3) This certification is a material representation of fact relied upon by MDHA. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to MDHA, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- 4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.”

FIRM/COMPANY NAME:

AUTHORIZED REPRESENTATIVE:

PRINTED NAME

AUTHORIZED REPRESENTATIVE:

SIGNATURE

DATE:
