



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

ADDENDUM NO. 1

March 29, 2023

REQUEST FOR QUALIFICATIONS, RFQ Q23032

MASTER DEVELOPMENT OF THREE SITES DUNCAN & EDWARDS, OLD ROSE GARDENS AND 28TH AND SUNRISE AVENUE LAS VEGAS, NV

All Proposers bidding this solicitation are hereby advised to incorporate the following changes/clarifications and related information in their proposals for the above-referenced project. All conditions described in the project SOW and Specifications shall apply in full force.

The SNRHA provided an In-Person and Virtual Pre-Proposal Conference on Wednesday, March 29, 2023, 9:00 AM and scheduled site visits of the following: Duncan & Edwards, 5901 Duncan Drive, LV, NV; Old Rose Gardens, 1632 Yale Street, LV, NV and 28th and Sunrise, 2801 Sunrise Avenue, LV, NV. This document serves as the Minutes from that conference and the following were in attendance in person and on-line:

1. Linda Simpson, SNRHA, lsimpson@snvrha.org
2. Johnny Shaw, SNRHA, jshaw@snvrha.org
3. Frank Stafford, SNRHA, fstafford@snvrha.org
4. Irma Solis, SNRHA, isolis@snvrha.org
5. Darryl Chinn, SNRHA, dchinn@snvrha.org
6. Laura Morgan, SNRHA, lmorgan@snvrha.org
7. Daigo Ishikawa, Nevada Hand, dishikawa@nevadahand.org
8. Chelsea Liedstrand, EJP Consulting Group, liedstrand@ejpconsultinggroup.com
9. Genie Calma, Nevada Hand, gcalma@nevadahand.org
10. Jerry Kappeler, ASI, jkappeler@accessiblespace.org
11. Melvin Green, KME Architects, melvin@kmearchitects.com

ONLINE ATTENDEES:

12. Scott Jepsen, EJP Consulting Group, jepsen@ejpconsultinggroup.com
13. Naomi Byrne, EJP Consulting Group, byrne@ejpconsultinggroup.com
14. Eric Novac, Praxis, eric@praxisreno.com
15. Alexandra Knorr
16. Anna Libby
17. Whitney Weller

Johnny Shaw conducted the administrative portion of the meeting, explaining the procedures of submitting the Proposal including its various due dates such as the Q & A Deadline which ends Friday, April 4, 2022, 10AM, and the Proposal submission deadline date of Thursday, April 20, 2023, 10AM. He stated site visits would follow the conference beginning at Duncan and Edwards and proceeding to Old Rose Gardens and 28th and Sunrise.

He stated that Linda P. Simpson would be the primary contact and all questions must be provided to her via email through the Housing Agency Marketplace at ha.economicengine.com. She would then get responses to your questions and provide them back to you simultaneously to all parties that are registered on the website.

He further mentioned that there is an Insurance Requirement to this project and it could be found in Section 4 of the Solicitation document and that it was the Proposers' sole responsibility to review the entire solicitation document, including

all Attachments. Additionally, he mentioned that there was a two-step submission process and to use Attachment A, Proposal Submittal Checklist as a guide in putting your proposal package together. It was preferred that the appropriate-sized binders or folders be used with 12 extending tabs containing the appropriate information for each tab, which could be found at Section 3.2.2.1 of the Solicitation document. The Proposal submission must be 7 sealed proposals in total with one marked original and 6 marked copy. The second part of the submission was one electronic copy in PDF format submitted on disk or flash driven and submitting one without the other would deem your submission non-responsive.

Finally, he mentioned that the contract award would be made based on the recommendation of the Evaluation committee utilizing the evaluation criteria listed in the RFQ and potential interview of highest ranked candidates and the results would be posted on the Housing Agency Marketplace website at ha.economicengine.com. He also mentioned that the Solicitation document included HUD forms which could not be changed and if the Proposer was not willing to sign the required HUD forms as applicable as is – the Proposer would be removed from the process.

He introduced Laura Morgan to explain the Section 3 Program. Laura mentioned to them that the Section 3 Program was a required program by HUD and that all we ask if there was a need for employment opportunities, we ask that the SNRHA gets the first look, meeting the Proposer's eligibility requirements. There are forms included within the solicitation document for their completion and return with their Proposal.

Frank Stafford, Mod/Dev Director was introduced and explained an overview of this project in developing the three sites noted above. He also mentioned that it was a possibility that all three properties would be developed by 3 companies and not all three to one company. He also mentioned that certain developers may want to focus on one property or the other and this would depend on the rating and interviews of the evaluation committee.

QUESTIONS:

1. Will units remain public housing?

The units will be developed as 50% public housing and 50% project-based vouchers. The public housing units will be under a Faircloth to RAD conversion which means at the completion of the development all of the units will convert to RAD project-based vouchers units.

2. Will the sites be Senior or Family Housing?

The Duncan and Edwards and 28th and Sunrise sites will be developed as Family Units. The Old Rose Garden site will be developed as Senior Units.

3. Will the developer be able to include Property Management in their proposal?

The Developer may include property management in their proposal. If selected the SNRHA may enter negotiations with the developer about how SNRHA might be able to transition to property management of the site(s)

SITE VISITS: No one felt the need to view the sites.

Pre-Bid Conference adjourned at 9:35AM

This Addendum is provided to you as a courtesy. It is the contractor's sole responsibility to review and retrieve all Addenda from SNRHA's websites at www.snrha.org and/or ha.economicengine.com and make the appropriate adjustments to your Proposal Submittal if necessary.

Thank you for your time and consideration in providing a proposal for these services and please acknowledge receipt of this Addendum via reply email at psimpson@snrha.org.

END OF ADDENDUM NO. 1

MARCH 29, 2023, 9AM
SNRHA PRE-PROPOSAL CONFERENCE - MASTER DEVELOPMENT SERVICES
FOR THREE SITES, REQUEST FOR QUALIFICATIONS, NO. Q23032

SIGN IN AND LEAVE CARD

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NOTE: ONLINE ATTENDEES LIST₂
SEE ATTACHED ADDN 1