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## ADDENDUM #3

Request for Qualifications  
Development Partners for Projects Located in Hamilton County, Ohio  
Solicitation No. 2020-4003

Originally Issued July 22, 2020

### Addendum 1 – Issued August 13, 2020

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above referenced project shall hereby be incorporated into the work, and their affect on the proposal shall be reflected in the Offeror's proposal. Offerors shall also verify this fact by indicating the receipt of the addendum in their proposal.

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### QUESTIONS:

1. Do you have a list of properties that are being considered for development? **We have several properties, and more than 2000 units in the RAD pipeline over the next four years.**
2. As part of the required paperwork, we are asked to disclose any present/past personal/business relationships with “any commissioner, officer, or employee of the Cincinnati Metropolitan Housing Authority.” We were able to locate a list of commissioners on your website. Can you provide a list of officers and employees for us to review so we can answer this question to the best of our ability? **CMHA has approximately 200 employees, so a list is impractical. Have you done work with CMHA in the past? Do you work with individuals who you know work or have worked for CMHA?**
3. Page 5 of Attachment B, Section 2.1: It's asking about our previous experience with Mixed-income/mixed-use development. However, it later goes on to specify that the selected projects should be in select neighborhoods in Cincinnati. Can we also submit projects that are outside of those specific boundaries? We do not have five projects in

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those specific locations, but have tons of experience in other locations that we would like to highlight to demonstrate our capabilities. **Please submit projects in Cincinnati first, and then if needed supplement the five projects from outside Cincinnati/Hamilton County**

4. Page 6 of Attachment B, Section 5: The introductory paragraph seems to be looking for overall experience, but then the specific points below are asking only for experience in Hamilton County. Are we welcome to submit experience for projects outside of Hamilton County? The majority of our work has occurred elsewhere, although we do have a few projects within the County to highlight. **If you do not have projects within Cincinnati/Hamilton County, supplement with projects outside the area.**

5. Tab 6: Subcontractor/Joint Venture Information: Can you provide a little more clarity on what you expect in this section? It says “all information required from the proposer under the proceeding tabs must also be included for any major subcontractors.” First, we’re unclear on what you mean by “major subcontractors (10% or more).” Ten percent of what? **A major subcontractor would be a company which does 10% or more of the work or receives 10% or more of the fees.** Also, can you be more specific about what you want submitted for major subcontractors (in addition to the forms specifically listed here)? It just says “all information required from the proposer” but Tab 4 contains a ton of information, some of which wouldn’t even apply to disciplines such as architecture or contractor, along with detailed financial statements, etc. It seems unlikely this would be expected of all subcontractors/team members. **In the RFQ, please see page 5, Tab 6: provide the HUD packet of forms, Section 3 forms, and licensing and insurance for subcontractors (the Profile of Firm Form is not applicable for this solicitation).**

6. Tab 6: Just to clarify, would the staff resumes for our subcontractors go in this section? Or they supposed to be in tab 4 as part of the overall team? **Include staff resumes for subcontractors in Tab 4.** Section 2.3 states, “Project descriptions should include a statement of the initial construction budget and the degree to which each project or phase was completed on time and on budget. To the extent time and cost overruns occurred, a description of the reasons for such overruns should be provided.” To what projects is this question referring, projects already described, or are we free to choose from our portfolio? **Section 2.3 is referring to the projects selected in Section 2.1. If you do not have projects within Cincinnati/Hamilton County, supplement with projects outside the area.**

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