

Request for Bids – Capital Needs Assessment for the Rental Assistance Demonstration Program: Questions and Answers

Below are the complete list of questions received as of October 19, 2023 in the order questions were received. Some questions ask what amounts to materially the same question and may direct you to the response to an earlier question.

- 1) Is this for the typical RAD Conversion from public housing via PBV system or is this for a Budget Based Rent Increase?

Response: The Capital Needs Assessment (CNA) requested is for the purposes of a Faircloth to RAD transaction and Mixed Finance application. Part of the scope requested will require a green assessment in addition to the CNA.

- 2) What is the physical address of the property for the 186-unit project?

Response: The property is located at 703 Atlantic Avenue, Alameda, CA 94501.

- 3) If the proposal is to include more than one property, please provide the project information for all properties to be included. Additionally, please provide guidance on whether special permitting and/or licensing is required in the County and/or City of Alameda?

Response: At the moment, only one CNA is being requested for immediate services, however, there may be opportunities for future CNAs requested. Please see below for the subject project profile information requested:

- Property Name: [Independence Plaza](#)
- Street Address: [See above.](#)
 - If scattered site, please provide a rent-roll with addresses or site-map. [Not Applicable. Independence Plaza is not a scattered site.](#)
- # of Buildings (residential/common area/commercial): [5](#)
- # of Units: [186](#)
- Unique features of the property (pool/parking garage/historical): [Senior building, courtyards, elevator, community room](#)
- Year Built: [1990](#)
- Reason for CNA (i.e. – internal use only, HUD requirement, grant application): [HUD Requirement - RAD conversion w/eTool submission to HUD. May also be used for funding applications as needed.](#)
- What subsidies are involved? (Ex. LIHTC - Tax Credits, Section 8, Section 202 PRAC - (Elderly Only properties), other?): [Tax Credits/Bonds, Project Based Vouchers.](#)
- Is an Energy Audit required for the comparison of Traditional and Green requirements? [Yes](#)
- Permits and Licenses-? [A business license is required to work in the City of Alameda.](#)

4) Is there a preferred format for the itemized budget and explanation of costs?

Response: Please use a HUD-accepted format. Please send in a version clearly marked draft before it is approved for finalization.

5) The RFP notes that the first site to be assessed via a RAD Capital Needs Assessment is a 186-unit senior building. The RFP also notes that this elderly site is not HUD-financed. Is the property a 202 PRAC or Public Housing? (page 1, paragraph 1)

Response: Please see response to question #3.

6) If this property is a 202 PRAC, are you looking to achieve a Budget-Based Rental Increase before converting to RAD? The RFP notes the development of a Scope of Work for a future RAD conversion. If a BBRI report is required now, and a RAD report later, please confirm that is appropriate to include pricing for both the initial BBRI report and the update for RAD. (Scope of Work, page 1, paragraph 2)

Response: The subject property is considered public housing by the State of California (and not by HUD) and a CNA is being requested for purposes of a Faircloth to RAD conversion. A Budget-Based Rental Increase assessment is not required. We are only requesting that consultants include the pricing for a RAD report.

7) Will the awarded contractor complete additional RAD Capital Needs Assessments outside of the initial report for the 186-unit senior building? If so, how is pricing to be presented for the additional reports? Will hourly rates suffice? (Scope of Work, page 1, paragraph 3)

Response: Proposal for Independence Plaza should clarify how many reports are recommended given the experience of the consultant and should propose a flat fee for initial report and a cost for updates and tasks/negotiations with HUD to finalize. Please provide hourly rates, estimated hours and a NTE amount for the finalization of the report, based on similar projects in the consultant's experience.

8) Will Cyber Liability coverage be a requirement of the awarded contractor? (Attachment 3, Section E. (1))

Response: Cyber Liability Coverage will only be required if access to personal identifiable information (PII) is requested. Otherwise, Cyber liability coverage is not required.