

RFP 6867 – (Questions through January, 21, 2016)

Can the developers receive a copy of the RFP #6867 in Word Format?

This is a purchasing/procedure question. The RFP is released by the Purchasing Department in Adobe Acrobat (.pdf). Our office provides purchasing with a Word version as well. Please contact Angela Perry, Purchasing Manager, at perrya@ewashtenaw.org for alternative versions. Please do not make any alterations to the document.

How do I receive a copy of previous years application review?

This is a purchasing/procedure question. A Freedom of Information Act (FOIA) must be requested. Please request online at:

http://www.ewashtenaw.org/government/departments/risk_management/freedom-of-information-act-foia-form

How will the Green Communities Criteria be scored?

Mandatory optional points must be committed to and achieved. All projects must achieve compliance with the Criteria mandatory measures applicable to the construction type. Additionally, New Construction projects must commit to and achieve 35 optional points, Substantial Rehab projects must commit to and achieve 30 optional points, and Moderate Rehab projects must also commit to and achieve 30 optional points. Optional points above these thresholds are optional, however, the more points that you commit to the more points that you can receive in the RFP application process. The total Optional points that you commit to for the Green criteria in the RFP is the numerator for the percentage applied to the 50 RFP points for the Green Criteria in the RFP

The total optional points possible (the denominator for the percentage applied to the 50 RFP points for Green Criteria in the RFP):

New Construction: 283 total maximum points possible

Substantial Rehab: 283 total maximum points possible

Moderate Rehab: 301 total maximum points possible

**Down-payment Assistance is considered Moderate Rehab*

The 50 RFP points for the Green criteria will be weighted based on the percentage that is calculated based on the total Optional Green criteria points that you commit to divided by the total maximum points possible for the construction type listed above. So, for example for a Substantial Rehab project, let's say that you commit to a combination of Optional Green criteria that combined amounts to 142 points. This means that we will calculate a percentage which will be 142 points divided by the 283 total maximum points possible for Substantial Rehab, which equals 0.502 or 50.2%, which means that you would receive 25 points out of 50 possible points for the Green criteria.

Landscaping Green Criteria 3.4 (Invasive Species List)

For landscaping, if you are doing any planting, you can only plant native or adaptive species. You cannot plant invasive species. Attached is a list of invasive species from Michigan State University Extension. If the plant is not on the list, you can plant it. If it is on the list, you cannot plant it. You will need to provide copies of the documentation (seed packets or product information sheets) of all of the plants that you planted to meet the mandatory Landscaping green criteria (Green Criteria 3.4) when work is being submitted for a draw or for a PSI Inspection. If you are not planting anything as part of the project, Green Criteria 3.4 (Landscaping) does not apply.

For Rental Developments, on page 34 the checklist indicates that a Property Inspection by a Licensed Property Inspector is required for acquisitions. For existing rehabs it requires a Capital Needs Assessment. We are looking at an acquisition/rehab and have already had a third party prepare for us a Capital Needs Assessment which we are planning on submitting with our application. Will that meet the requirement for the Property Inspection by a licensed property inspector?

Yes. A Capital Needs Assessment (CAN) can be used in lieu of a Property Inspection.

Do pages 59-63 of the RFP (Standard Assurances Non-Construction Programs; Certs regarding Lobbying, Debarment, etc...; Subrecipient and audit information) need to be signed and submitted with the RFP submission?

This document is part of the subrecipient agreement that is signed by the awarded contractor. You would not sign this document as part of the RFP.

In Section G., Quality of Life, it asks if we will have a hard-wired alarm in every unit. I am presuming this is referring to a smoke alarm or fire detector (versus a security alarm). Is that correct?

The question applies to both. Either system can be hard wired. Identify which is applicable to the units.

On page 16 of the RFP, it asks for our most recent Rental Project Year End Financial Statements showing budget and actuals. As our intended projects are acquisitions, we do not have financial statements for those properties. Consistent with the answer that was provided last year, should we just indicate "N/A, new acquisition" on the line?

Yes, indicate N/A for acquisition projects.

One of the requirements for the HOME application is a title search. We have title work on both the properties for which we are looking to apply. Will a title commitment suffice?

Yes, a title commitment is sufficient.