



County of Fairfax, Virginia

ADDENDUM

DATE: February 10, 2020

ADDENDUM NO. 3

TO: ALL PROSPECTIVE OFFERORS
REFERENCE: RFP2000003034
FOR: PPEA – Autumn Willow Senior Housing
DUE DATE/TIME: March 12, 2020 at 2 PM *Revised*

The due date for the referenced Request for Proposal (RFP) has been extended to March 12, 2020, 2 PM.

The last day to submit final questions is February 28, 2020 by 4:30 p.m. Questions can be sent via e-mail to shelley.brent@fairfaxcounty.gov.

The following is a list of clarifications to the above referenced RFP.

1. Remove Special Provisions, Paragraph 5 and replace with the following:
 5. **PROPERTY OVERVIEW AND DESCRIPTION:**
 - 5.1. Reference Attachment C., Paragraph 1, Overview and Description.
2. Number Special Provisions, Section 12, as 12.1 -12.4.
3. Remove Special Provisions, Section 12.1 and replace with the following:
 - 12.1. One (1) original (duly marked) and ten (10) copies of the Proposal binder containing both the Technical and Financial components as detailed in Attachment C, shall be delivered to the following address **on or before 2:00 PM EDT on March 12, 2020.**
4. Remove Special Provisions, Section 16.2.f, Insurance, third paragraph and replace with the following:

Indemnification: Article 59 of the General Conditions and Instructions to Bidders (Attachment A) shall apply.
5. Remove Special Provisions, Section 22.1, Order of Precedence and replace with the following:
 - 22.1. In the event of conflict, the Acceptance Agreement (provided at contract award) and the Special Provisions of this contract shall take precedence over the General Conditions and Instructions to Bidders, (Attachment A).
6. Remove Attachment C, Section 4.2 b and replace with the following:
 - 4.2.b. Completed Attachment D.

7. Remove Attachment C, Section 4.2, Technical Component, Paragraph 3.d., and replace with the following:
- 3d. Proposed Development Program including residential unit mix with unit count and square footage for each unit type and affordability level by building and/or phase (Complete **Attachment D** - Development Program Summary Sheet).

The following are additional questions and answers pertaining to the above referenced RFP.

- Q.1. Can we print two-sided?
A.1. Proposals may be printed two-sided.
- Q.2. Can we change heading nomenclature from Section "4.2 – Technical Component" for instance, to Tab A, B, C, etc.?"
A.2. No. Reference Attachment C, Sections 4.1 and 4.2.
- Q.3. How firm is the recommendation to stay two-story versus three-story?
A.3. Reference the RFP Attachment C, Section 3.2.b. Design/Development and Addendum #1, question and answer #12.
- Q.4. What are the open space requirements? (Note that per zoning, it looks to be 60%).
A.4. Please refer to the Department of Planning and Development (DPD) website and their personnel for site specific matters related to the ordinance and other local regulations.
- Q.5. Can the parkland parcel to the south be included in the open space calculations?
A.5. This project assumes that the parkland parcel at #0553 01 0026A is included in the Special Exception request. The Fairfax County Park Authority has agreed to this action.
- Q.6. What is the maximum allowable building height on the site?
A.6. Reference Attachment C, Section 3.2.b. FCRHA reserves the flexibility to negotiate building height.
- Q.7. What are the front/side/rear setbacks for the site?
A.7. Please refer to the DPD website and their personnel for site specific matters related to the Ordinance and other regulations.
- Q.8. Is a comprehensive plan amendment needed?
A.8. No. Please reference Addendum #2, Density Calculation.
- Q.9. Does the County have a preferred site entry point?
A.9. No. The County does not have a preferred site entry point.
- Q.10. Has a site specific Resource Protection Area delineation been performed for the property, including delineation of any applicable Environmental Quality Corridor areas?
A.10. No. Neither a site specific Resource Protection Area delineation nor an Environmental Quality Corridor delineation have been performed.
- Q.11. Are the ball fields to the north planned for future Single Family Home development, meaning that they may require transitional screening or a screening waiver?
A.11. The ballfields to the north are not a part of this proposal.

- Q.12. Will required trails and transportation improvements per the County master plan be required on Lee Highway since the adjacent parcel is being consolidated into the project for the purposes of density and open space? This includes shared use trails and road widening based on my review of the comprehensive transportation plan.
- A.12. The total land area included in the Special Exception request will be reviewed for compliance with the Comprehensive Plan recommendations.
- Q.13. Are any review fees, other fees or deposits due with the application?
- A.13. No. At this time only proposals are due.
- Q.14. The Olley Glen apartment unit sizes seem smaller than what the markets demands are now. Can the units at the new project be more typical in their size (i.e. one bedroom at 575-650 square ft)?
- A.14. The RFP does not specify unit sizes. Offerors should base their projected unit sizes on relevant market data.
- Q.15. Does the RFP specify unit sizes? May the unit sizes be larger than identified in the RFP?
- A.15. See response to Q.14.
- Q.16. The density calculations provided by Fairfax County include utilization of density associated with adjacent property owned by the Fairfax County Park Authority, so this property will need to be included in the special exception application. Will the Park Authority consent to the filing of the application as a property owner and agree to utilization of density?
- A.16. Yes. The Fairfax County Park Authority has agreed to this action.
- Q.17. Will the Park Authority waive any fees/costs associated with obtaining a sanitary sewer easement to serve the proposed development?
- A.17. Offerors should not assume that any fees are waived.
- Q.18. Other than the Executive Summary, is there any page limit applicable to this proposal.
- A.18. Reference the response to Number #2 above.
- Q.19. Due to the complexity of this RFP, the extensive work to be completed by architects and engineers prior to being able to fulfill the requirement of a full LIHTC scoring sheet, and the issuance of two addendums today, is the County considering extending the proposal due date of February 27, 2020.
- A.19. Yes, the proposal due date has been extended to March 12, 2020 at 2:00 p.m.
- Q.20. The above solicitation references top of page 2 and 3 "Appendix 1." We are unable to locate this Appendix in the document.
- A.20. This should read as Attachment A. Reference clarification #1 above.
- Q.21. Similarly, on page 6 and 8, an "Appendix A" is referenced and supposed to be found in the General Conditions and Instructions to Bidders but is also not included.
- A.21. The General Conditions and Instructions to Bidders in this solicitation is Attachment A.
- Q.22. Is the Fairfax County Redevelopment and Housing Authority (FCRHA) going to be a true partner, meaning for tax credit application submission?
- A.22. The selected developer will be the sole applicant for the tax credit application submission. However, the FCRHA will support the ultimate submission if it adheres to Fairfax County goals.

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THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT INVITATION FOR BID:

Name of Firm

(Signature)

(Date)

A SIGNED COPY OF THIS ADDENDUM MUST BE INCLUDED IN THE BID PACKAGE OR RETURNED PRIOR TO DUE DATE/TIME.

NOTE: SIGNATURE ON THIS ADDENDUM DOES NOT SUBSTITUTE FOR YOUR SIGNATURE ON THE ORIGINAL BID DOCUMENT.