



County of Fairfax, Virginia

ADDENDUM

Date: February 24, 2012

ADDENDUM NO. 1

TO: ALL PROSPECTIVE OFFERORS
REFERENCE: RFP2000000125
FOR: Crescent Apartments Property Redevelopment
DATE/TIME OF CLOSING: April 30, 2012 @ 4:00 P.M. EST

Refer to Attachment I for the answers to questions received prior to the pre-proposal conference which will be held on Thursday, March 1, 2012 at 2:00 PM at the Fairfax County Government Center, Conference Room 9-10, 12000 Government Center Parkway, Fairfax, Virginia

All other terms and conditions remain the same.

Sandy K. Benefit, CPPB
Contract Specialist Supervisor, Team 1

THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT REQUEST FOR PROPOSAL:

Name of Firm

(Signature)

(Date)

A SIGNED COPY OF THIS ADDENDUM MUST BE INCLUDED IN THE TECHNICAL PROPOSAL OR RETURNED PRIOR TO DATE/TIME OF CLOSING.

Note: SIGNATURE ON THIS ADDENDUM DOES NOT SUBSTITUTE FOR YOUR SIGNATURE ON THE ORIGINAL PROPOSAL DOCUMENT. THE ORIGINAL PROPOSAL DOCUMENT MUST BE SIGNED.

Attachment I

- Q1. Is the county seeking services to assist the county in evaluating the proposals received under this RFP, and in negotiating the Comprehensive Agreement? How will Fairfax County handle the Public-Private Education and Infrastructure Act of 2002 (PPEA) process?
- A1. The county has engaged Jones Lang LaSalle (JLL) as real estate agent and advisor in the redevelopment of the Crescent Apartments Property ("Crescent Property"). JLL will assist the county in the evaluation of the proposals and certain business arrangements to be reflected in the associated disposition and development agreement. County procurement procedures for this type of PPEA solicitation will be followed.
- Q2. Our company is interested to bid this project for scaffolding. Can you send the drawings to us?
- A2. Drawings will be prepared by the contractor as part of the redevelopment process for the Crescent Property.
- Q3. Is there an opportunity to partner with any developer to provide social services to any units set aside as affordable housing for people with disabilities or mental health needs?
- A3. Any potential opportunities would have to be sought out and explored with the offerors.
- Q4. What stage in development is it in (e.g., early development, planning stages)?
- A4. The release of the RFP is the beginning of the Crescent Property redevelopment process.
- Q5. Is there an architect or general contractor on board and if so, who are they?
- A5. No. It would be incumbent upon the offeror to select and engage any architect, general contractor, or other services they deem necessary.
- Q6. Is there a construction schedule determined at all?
- A6. No. Pursuant to the RFP, offerors must submit a project schedule, detailing the duration (in number of months) and dates for key milestones beginning at initial selection (assume July 2, 2012) through stabilized occupancy of the completed buildings.
- Q7. Is the county looking for financing on the project?
- A7. No. Each offeror will be responsible for securing its own financing. However, in the event Bond financing is sought, it is expected the Fairfax County Redevelopment and Housing Authority will issue such Bonds.
- Q8. What is the estimated value of this property?
- A8. The county does not have a current estimate of value for the Crescent Property other than the value provided by the Fairfax County Department of Tax Administration (DTA) real estate property assessment.
- Q9. What is the estimated value of this project overall?
- A9. The county does not have an estimated value of this project.
- Q10. Will the project be broken down in phases? If so, will those phases be treated as separate projects with their own costs/timelines?
- A10. It is anticipated that any development proposals received from offerors will address any proposed phasing of the redevelopment, and the costs and timelines associated therewith.

Department of Purchasing & Supply Management

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- Q11. Is the county currently working with a master plan architect or similar firm to design the Crescent redevelopment project?
- A11. No. Retaining firms for the master planning and design of the redevelopment of the Crescent site will be the responsibility of the offeror.
- Q12. Where can I get information on the Lake Anne Village Center (LAVC) Commercial Revitalization Area (CRA), and copies of any past studies?
- A12. The information is available at the Office of Community Revitalization (OCR) LAVC CRA web page located at, www.fcrevit.org . Any questions should be submitted in writing to Sandy Benfit, Contract Specialist in the Department of Purchasing & Supply Management She can be reached at Sandy.benfit@fairfaxcounty.gov or 703-324-8411.