

WELLESLEY HOUSING AUTHORITY

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Wellesley Housing Authority RFP: Phase One – Preliminary Work Towards Developing Potential Redevelopment and Modernization Opportunities at the Wellesley Housing Authority

ADDENDUM #1:

Date: March 5, 2019

CORRECTIONS:

- **Page 1 -Scope of Work in Phase One:** For the 3 Washington Street/Morton Circle and Barton Road Developments only: - **Ignore bullet point # 5.**
- Page 9 -C. Contents of Submissions , 2. *Methodology/Scope of Work, Initial Meeting and Start-up* delete **Captain Robert Cook Drive, Linden/Chambers, and High Rock Developments**, and replace with “**Barton Road, Washington Street, Morton Circle, Linden Street, Weston Road , and River Street.**”
- Page 9 -C. Contents of Submissions , 2. *Methodology/Scope of Work, Report*, Prepare a report that answers the questions in **Section 1 SCOPE OF WORK**, ignore phrase “**Section 1**”.
- Page 11, paragraph 1 states, “ The overriding goal of this project developing or improving its existing developments. A physical needs assessment of all existing WHA properties is not within the scope of work of this RFP, development or redevelopment are goals . The phrase should read “and development, (removing “improving its existing developments.”)

ADDITIONAL SCOPE OF WORK:

- Page 2 SCOPE OF WORK Schedule : Add Phase 1 Environmental Survey to the Scope of Work for the remaining 3 properties – Linden Street, Weston Road, River Street, now conducting a Phase 1 Environmental Survey for all 6 properties.

QUESTIONS FROM 3/5/2019 PREPROPOSAL MEETING:

- Are Appraisals required as part of the financial analysis of all sites? – Yes
- Are all sites State sites administered by DHCD? – Yes.
- Is the fee for work of the Additive Alternate#1, Cost Schedule Part C, above the Not to Exceed \$160,000 provided in the Base Fee given in Part A Fee Proposal? The fee for the Additive Alternate#1, Cost Schedule Part C, would be in addition to the Not to Exceed \$160,000.

ADDITIVE ALTERNATE #1: Cost Schedule Part C

In addition to Cost Schedule Part A (the base bid) and Cost Schedule Part B (unit pricing) provide a Cost Schedule Part C for the following additive Scope of Work:

Develop a Comprehensive Scenario to Analyze the Feasibility of Developing a single elderly housing building, with a total of 134 one bedroom units , at minimum, replace all units at the four elderly sites (Washington Street, Morton Circle, Weston Road, and River Street). The replacement elderly units would need to be fully accessible, have elevator access, and feature spaces that can be used for assisted living services, (a community room with a kitchen , a nurses office, therapeutic shower, physical therapy room and a consultation office).

Additionally the family housing site (Linden Street) replacement for 12- two bedroom units would also be built at the Barton Road site.

The scenario should include an analysis of the financial feasibility, of using the five existing housing sites to fund the single new development, in addition to other funding that may be available as tax credits and the DHCD High Leverage Asset Preservation Program , (HILAP). **Real estate appraisals of all of the sites should be provided as a part of this analysis.** The analysis should also include an operation Performa for the new building.

Additionally, the scenario should include an analysis of modifications that would need to be made to the family units at Barton road for the new elderly building, and additional family units. The presentation of this scenario should include cost estimates , an analysis of allowable Allowable options within existing municipal ordinances, as well as any feasible options that are not allowed within existing municipal ordinances with required relief noted. Plans and 3 D representations should be provided.

PART C: ADDITIVE ALTERNATE 1	Comprehensive Development to Replace all WHA Elderly Housing in One Accessible Building at the Barton Road Development:
Additional Price for Additive Alternate # 1 =	\$

Proposal Due Date Remains March 21, 2019 at 2:00PM