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Addendum

Solicitation Name	Development Partner for Choice Neighborhood Redevelopment of Western Heights C21009	Addendum Number	2	Date	03/12/21
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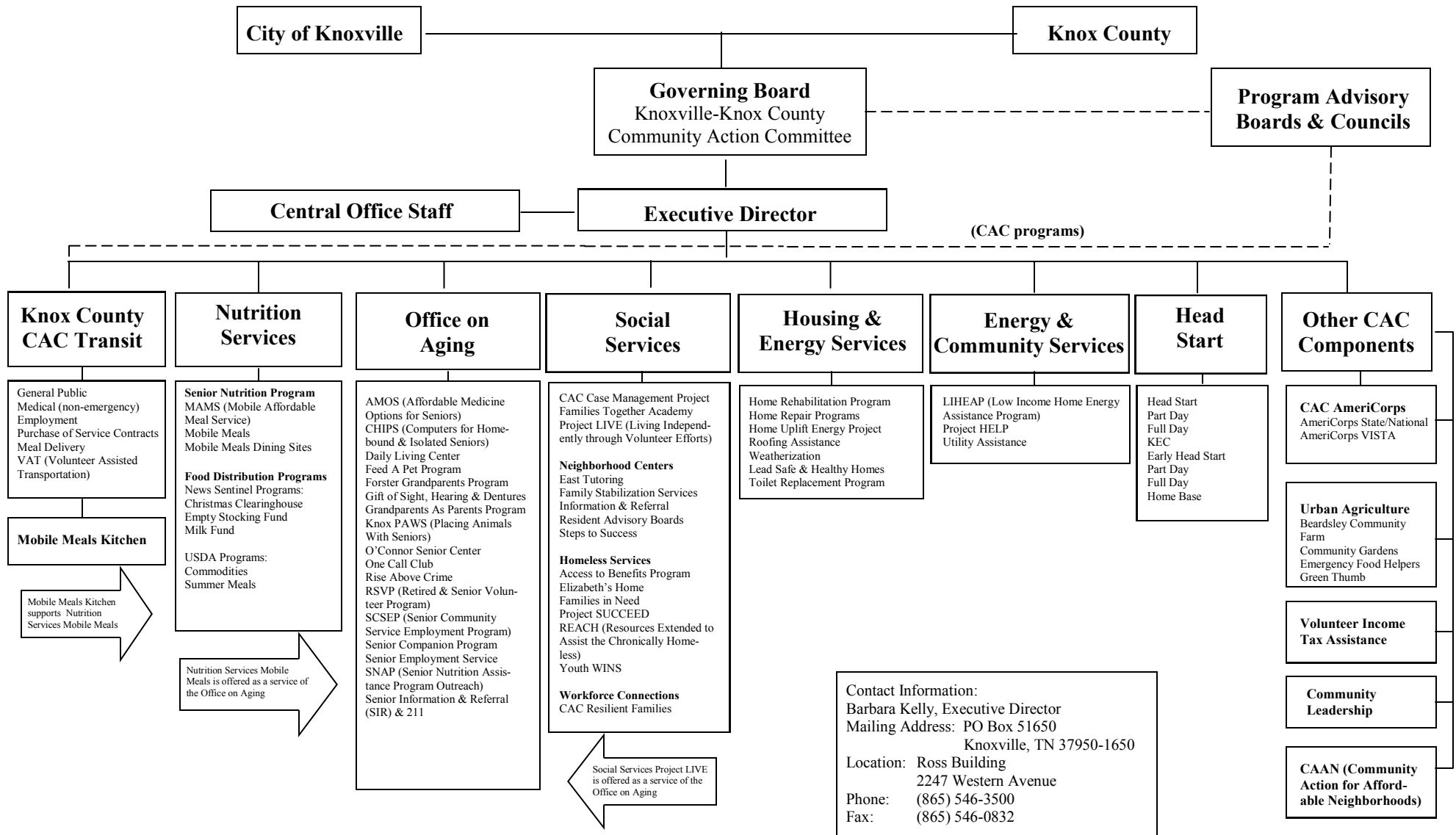
This addendum answers questions raised about this solicitation. Questions are generally verbatim as received. To aid in readability, the questions are in black, the answers are in **bolded blue** and the answers follow immediately below.

Q1	In the RFP, you indicated that you already have a People Partner in place. Can you please provide more information about the identity and capacity of this group?
	It is the Knoxville-Knox County Community Action Committee (CAC). See the attached chart for more of what CAC does. They are the premier provider of social services in Knoxville, with their headquarters located about a quarter mile from the neighborhood. Head Start is also under CAC, which is helpful given that KCDC is constructing a new 20,000 square foot Head Start facility in the neighborhood.
Q2	In the RFP, you indicated that you already have an architect and civil design in place. Can you please provide more information about the identity of these companies?
	KCDC has procured a local architect and a civil engineer to provide us with assistance in the transformation plan. KCDC selected Barber McMurry Architects and Civil and Environmental Associates.
Q3	Is KCDC utilizing any other consultants, in addition to CVR? If so, please identify these companies and their roles.
	The primary “other consultants” on the team are Urban Design Associates (Megan O’Hara) for master planning, along with market study specialist Laurie Volk.
Q4	In order to be competitive, the CNI program requires leverage from the local municipality. Do you have a commitment from the City of Knoxville? If so, what is the amount they have committed to?
	KCDC has a wonderful relationship with the City of Knoxville, who has provided KCDC with infrastructure funding for Five Points and Austin Homes redevelopments over the last several years. Most recently, the City has been providing infrastructure at the amount of approximately \$5M/year, and KCDC has had preliminary discussions with the City, and intends to request a five-year commitment at that level for Western Heights.
Q5	Does the adjacent 244-unit property (the target of the “Rehab” phase) comply with current ADA standards? Has all required environmental testing and remediation been completed for the adjacent 244-unit property (the target of the “Rehab” phase)? Testing and remediation was completed in the recent rehab.
	In connection with the Transformation Plan, KCDC intends to fully determine what additional rehab is necessary and what, if any, demolition might need to occur in connection with the transformation to a “choice ready” neighborhood. Given the age of the units, KCDC anticipates that in connection with a heavy rehab, there is potential for encapsulated materials to be disturbed, resulting in additional work. KCDC also anticipates additional ADA needs.



Q6	Is KCDC planning on being the property manager moving forward, or are they looking to their development partner to provide property management services?
	The assumption is that KCDC would manage the “rehab property.” In connection with the choice neighborhood phases, KCDC is asking what the developer would propose/need in connection with coming on-board the project.

Knoxville-Knox County Community Action Committee Organizational Chart



CAC: Helping People. Changing Lives.