



## **ADDENDUM # 2**

### **Request for Proposal # 2019-20**

#### **DEVELOPMENT OF AFFORDABLE / WORKFORCE HOUSING, 1095 MAY RIVER ROAD**

This addendum is being issued to provide questions and answers.

All contents of this addendum shall be incorporated into the solicitation documents and the ensuing contract with the awarded Contractor. It is the Contractor's responsibility to ensure their receipt of all addenda, and to clearly acknowledge all addenda within their initial bid response. Acknowledgement may be confirmed by inclusion of a signed copy of this addendum with the initial bid response. Failure of a Contractor to acknowledge each addendum may prevent the bid from being considered for award and deem the Contractor as non-responsive. Addendum, revised forms and documents attached hereto shall not be altered and attached to bid submittals in their original format.

(Q1): Is the town willing to provide any type of grant to assist with the site costs of this project?

(A1): In the "Scope of Services" section of our Request for Proposals, we ask the proposer (developer or strategic team) to propose potential incentives the Town of Bluffton could provide to help offset the soft costs of development. In the same way, please in your proposal list site costs that you would like to discuss assistance from the Town of Bluffton.

(Q2): For owner occupied workforce housing it states in section 4b. eligibility of buyers must be screened and determined eligible by an individual or agency approved by the Town of Bluffton. Are we able to determine AMI eligibility of buyers on our own or will Town of Bluffton require us to turn this process over to the housing authority? If it is something we are required to turn over then who is the contact for that process?

(A2): As of today, the Town of Bluffton (or designee) will determine eligibility.

(Q3): Which utility controls the electricity?

(A3): South Carolina Electric & Gas (SCE&G) controls the electricity for this property. SCE&G is becoming Dominion Energy.

(Q4): Is there a water tap available? If so, where is it located in reference to the lot?

(A4): Water service will be available within close proximity to the property, provided by Beaufort-Jasper Water & Sewer Authority (BJWSA)

(Q5): Is there a transformer available for this lot?

(A5): South Carolina Electric & Gas (SCE&G) controls the electricity for this property.

(Q6): Will impact and building permitting fees be waived for this project?

(A6): The Town of Bluffton doesn't make decisions concerning waiving impact fees. Impact Fees are County Fees. Beaufort County leadership is discussing an Impact Fee Waiver program for affordable housing projects. Affordable housing projects in Beaufort County can now apply to have fees reduced or waived. Building permit fees can possibly be waived. Please see Article 6 of our Unified Development Ordinance (UDO). This excerpt of the UDO can be found in attachment 5 of this request for proposal.

(Q7): Will roads and sidewalks be provided by Beaufort County or the Town of Bluffton?

(A7): The construction of roads and sidewalks is part of the RFP for consideration.

(Q8): Please clarify "Site amenities cost"

(A8): Identify what are your costs for providing Site amenities? For example, what are costs for providing a park, playground, public green space, pool, exercise room or equipment, etc.

(Q9): Will the structures have to be ADA compliant?

(A9): No.

(Q10): Are fire sprinklers required for the structures?

(A10): No.

(Q11): What is the address for each individual unit?

(A11): The address for each individual unit is to be determined.

(Q12): How will ownership transfer for the land?

(A12): Unknown at this time. Based on the proposal provided the Town of Bluffton will entertain options for transfer of land.

(Q13): What is the proposed mail delivery plan?

(A13): United States Postal Service

(Q14): Will fire hydrants be required? If so, will Beaufort County or The Town of Bluffton provide?

(A14): Fire hydrants are part of the development review process with the Fire Marshal. Installation of all infrastructure should be contemplated in the RFP.

(Q15): Are there any tree restrictions for the property?

(A15): Unified Development Ordinance Article 5 Design Standards regulates the protect of any and all trees.

(Q16): What is the relationship Beaufort County and The Town of Bluffton for this development?

(A16): This is a Town of Bluffton public/private partnership.

(Q17): Are there any DHEC permits required?

(A17): DEHC approval is required

(Q18): Who are the governing bodies for this project?

(A18): The Town of Bluffton

(Q19): Are there any additional restrictions not listed in the proposal?

(A19): Please see attachment 5 and the UDO excerpt located within it.

(Q20): How will the affordability calculation be determined?

(A20): This question can be better answered in the further planning of this project. In your experience, please tell us the details of a good mixed-income community. What is the best way to target residents of more than one income level?

**All prospective Respondents are reminded and hereby instructed not to contact any member of the Town of Bluffton Council, Town Manager or Town of Bluffton staff members, other than the noted contact person OR the Town's Purchasing Administrator regarding this IFB or their response at any time during the solicitation and award process. Any such contact shall be cause for rejection of your submittal.**

**ALL OTHER SPECIFICATIONS, TERMS AND CONDITIONS REMAIN UNCHANGED  
RECEIPT OF THIS ADDENDMU IS HEREBY ACKNOWLEDGED**

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NAME OF BUSINESS

BY:

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SIGNATURE

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NAME AND TITLE