

ADDENDUM NO. I

DATE: September 25, 2017

TO: All Potential Proposers

FROM: Penny Owens, Assistant Purchasing Agent, City of Knoxville

SUBJECT: Addendum No. I to the RFP for Funding for Improvements to Historic Buildings

RFPS TO BE OPENED: November 13, 2017 at 11:00:00 a.m. (Eastern Time)

This addendum is published to respond to questions asked by potential proposers regarding the above referenced RFP. This addendum becomes a part of the contract documents and modifies the original specifications as follows:

Question #1: In previous years, the qualification of a structure as “historic” was clarified with the inclusion of being eligible for being listed with an H-1 zoning overlay. Currently, a large area of the Parkridge neighborhood is in process for being considered for this zoning designation. It has already been determined by the City’s preservation planning staff to be historic, and approved by Knoxville’s Historic Zoning Commission to be forwarded to MPC and City Council with the recommendation that the zoning overlay be applied. Any final vote by Council on this area, however, is not scheduled to happen prior to the proposal due date of November 13th. Would a building within this boundary be eligible or ineligible to apply for this funding?

Response: Properties within the Edgewood-Park City H-1 Overlay, located in the Parkridge area, can qualify for the Historic Preservation funding. There is a proposed expansion of this existing H-1 zoning overlay, and properties within that expansion area can qualify as well, since they have been found to be eligible for the H-1 Overlay.

Question #2: The RFP is clear that owner-occupied buildings require full repayment of the funds as a loan, and that commercial buildings require a 35% cash match. It is not clear what the repayment expectation is for the “5% of the program’s funding [that] may be awarded to non-construction-type activities focused on historic preservation, such as applying for inclusion on the National Register of Historic Places or creation of a museum exhibit.” Does this portion of the fund also require a cash match?

Response: A match is not required but, if one is offered, it would make a stronger application.

Question #3: Are there circumstances under which the historic preservation grants for residential buildings that are to be sold (not rented) may be forgivable loans?

Response: No, per section titled “Eligible Properties” on page 6 of the RFP.

END OF ADDENDUM I