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Addendum

Solicitation Name	Redevelopment of Property on Gay Street C20001	Addendum Number	1	Date	10/21/2019
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	Discuss the evaluation committee please.
	While the structure of the evaluation committee is not yet decided, it will likely have 3 to 5 members, made up of a KCDC Board member, a KCDC staff member and a representative of the City of Knoxville.
Q2	Will one or more proposers be invited to make a presentation?
	KCDC will likely invite one or more shortlisted proposers to make presentations regarding their proposal. At such presentation the proposer may further “flesh” out their proposal, respond to KCDC questions and present further explanatory information.
Q3	How does scoring work?
	The evaluation committee will review and score each proposal against the stated criteria. Each proposal is graded against each of the five criterion.
Q4	Is the value of the jobs created an evaluation factor?
	Please see the scoring section relative to “public benefit.”
Q5	Has KCDC identified any specific public needs for the proposal to address?
	The main public need is the “activation” of Gay Street in that area.
Q6	The site itself is relatively square but a public alley encroaches it. Please discuss.
	Currently the alley services the Crown Plaza hotel. Proposers may want to conduct a traffic study to determine the best way to incorporate the alley into the proposal, though this would require additional approvals from the City. KCDC will entertain any proposal.
Q7	Please discuss parking concerns.
	Parking requirements tie back to your capital sources and end users. KCDC left this flexible to allow proposer latitude. KCDC would expect any successful proposal to give thoughtful consideration to the parking needs of the project.
Q8	Are proposers required to declare if they are applying for a TIF or Pilot?
	Yes-see page 15, paragraph 5.
Q9	If the answer to question 8 is yes, is a third party review required?
	Yes, a third party review is required though it may be streamlined.
Q10	What is the timeline between the proposal submission and property conveyance?
	See paragraph 8d for details.



Q11	Will there be a “reversion” clause in the Development Agreement?
	Yes