

Glenarden Questions and Responses:

Question 1: As stated the solicitation is advertised as an RFEI/RFQ. The requirements of the Market Study (see 3.5, page 11) and a proposal of project program (see 4.1, 5.a-e and 6, page 12) are typically not found in RFQ's. The consideration here is that 30 days (before the submission deadline and less than 15 days after the pre-bid conference) to generate a market study and distill its data into a feasible development program is a tight timeframe to reasonably expect of respondents. There is reference to a second stage RFP (see page 1) and there are in fact references to this RFEI/RFQ solicitation as an "RFP" (see pages 10, 14, 16). I am questioning if the language regarding the two requirements was intended for the second stage RFP but inserted in this document in error?

Response: The reference to an RFP on page 10 is correct. The references to an RFP on pages 14 and 16 are typos and should refer to RFEI/RFQ.

Question 2: Would like RA to reconsider either omitting the two requirements from the RFEI/RFQ and making instead an RFP requirement, or extending the RFEI/RFQ submission deadline another 15 – 30 days.

Response: The RDA has extended the RFEI/RFQ deadline to February 28, 2014 (please refer to Addendum #3). The RDA will not omit any of the RFEI/RFQ requirements.

Question 3: The proposal requires a submission of a market study (see pages 10 and 11 of the proposal) which takes approximately 45 to 60 days to complete. Do you intend to extend the proposal deadline to accommodate your request of a market study?

Response: The Redevelopment Authority has extended the deadline for submissions. Responses must be received and time stamped by the Redevelopment Authority no later than 12:00 p.m. EST on **February 28, 2014**. The submittals must be sealed and the outside envelope must be clearly marked "**RFEI No. 2014-01**".

Question 4: Pursuant to the proposal, the RDA proposes that the project is completed with 48 months of transfer of title. Please clarify is the RDA referring to the transfer of title from HUD to the RDA or the RDA to the developer? If the later, when does the RDA anticipate that transfer of title to occur to the Developer?

Response: The 48 month HUD requirement commences at the moment the RDA takes title to the property. The RDA anticipates transferring title to the selected developer as quickly as possible in order for the developer to have the maximum amount of time to complete the project.

Question 5: When is the developer required to supply the Letter of Credit of approximate 3 million dollars to the RDA?

Response: The Letter of Credit will be submitted at closing with HUD and will remain in effect for a period of fifty-four (54) months.