

Fairmount Heights NZH Project

(RFP 2016-4)

Questions and Responses

Question 1: Can you send me the sign in sheet of people that attended the pre-proposal conference?

Response: The sign-in sheet will be added to the attachments on the Redevelopment Authority's website, under RFP 2016-4

Question 2: As it relates to the sites, each site is very different with unique characteristics is it possible to submit a proposal based on one site and not all of the sites that are being offered in the package?

Response: This RFP requires a response that includes all lots included in RFP 2016-4

Question 3: Will the RDA be selling legally subdivided lots?

Response: Yes

Question 4: What certifications are required to determine if the buildings are built to net zero energy standards?

Response: The NZE house must achieve energy efficiency standards of a maximum RESNET HERS score of 20 (as determined prior to the incorporation of any renewable energy or off-grid energy production sources); and air leakage target at "close in" of one (1) air change/hour (ACH) at 50 Pascals. In addition, when completed, each NZE house must achieve a minimum of one of the following: (i) LEED v4 Gold or Platinum status, (ii) Passive House certification from Passive House Institute US or Passive House Alliance-US, (iii) NAHB (ICC 700) Emerald certification, or (iv) Enterprise Green Communities certification.

Question 5: Do the six contiguous lots each have access to WSSC taps?

Response: To be determined by the developer.

See RFP Section 7-C:

“The selected developer will be responsible for all entitlement and permits including:

Survey, engineering, architectural and subdivision of the property.

Providing all utilities to property (water, sewer, electricity, cable, telephone and natural gas)”.

Question 6: Are there any underground storage tanks on any of the lots?

Response: To be determined by the developer. See RFP Section 8 Hazardous Materials

Question 7: Will the RDA or City of Fairmount Heights demolish the blacktop parking lot?

Response: Yes

Question 8: Did the municipal building that used to occupy one of the sites have a basement?

Response: No.

Question 9: Would the RDA donate the property?

Response: To be determined and contingent on evaluation, analysis and validation of proposed Development Budget.

Question 10: Is the industrial site across the street from one of the Fairmount Heights sites going to remain?

Response: Yes