

ADDENDUM TWO (2)

DATE: May 31, 2024
TO: All Potential Offerors
FROM: Tennessee Housing Development Corporation
RE: RFP 2024-01 Construction Services

This addendum forms part of the Request for Proposal documents dated May 06, 2024. Acknowledge receipt of this addendum in your proposal submission. Failure to do so may subject Offeror to disqualification.

This addendum consists of **two (2) pages** and the following attachment:

- BlueCreek Apartment Floor Plan
- The Cottages at BlueCreek Site Plan
- The Cottages at BlueCreek Floor Plan

Comments from Pre-Proposal Conference:

- Bidders to list all addenda issued on proposal.
- Bidders to provide two bid bonds – one for each development.
- Each of the two developments will be separate contracts and assume construction to start simultaneously.
- HUD Section 3 Compliance (requirements in RFP as well as on JHA website): Review in depth, minimum 25% employees/contract labor.
- Bidders to include sitework in the proposal.
- All buildings and units to be fully sprinkled.
- Apartments to be complete and occupied by December 1, 2026.

Revised Proposal Dates:

Any questions from potential Offerors concerning RFP must be submitted in writing by **3:00 p.m. on Thursday June 6, 2024**

Acceptance of proposal – Submission time and date has been changed to **3:00 p.m. on Monday June 10, 2024**, local time.

RFP Questions and Responses:

Q. What is the status of the floor plans mentioned in the pre-proposal conference?

R. **Issued 05/31/2024.**

Q. Are there any plans for storm water retention areas for either project? Looks like The Cottages of BlueCreek may be okay without additional retainage area since the roof top area being removed may match closely to that being built. The BlueCreek Apartments may be viewed as a new development and may require retainage area(s).

R. **On site retention/detention is not anticipated.**

Q. What is the timeline for completed drawings and specifications?

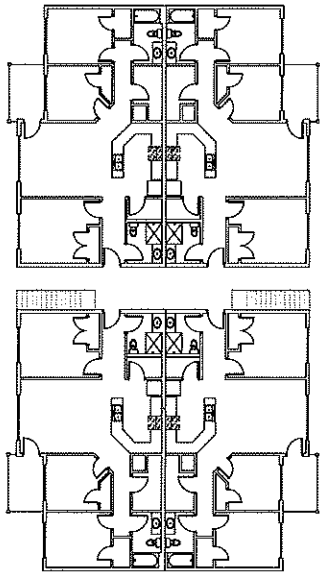
R. **November 2024.**

Q. Who is designing the MPE and civil?

R. **Civil, Structural, MPE are consultants under R. Alexander Architecture: Fulmer Lucas, EMC, DFH.**

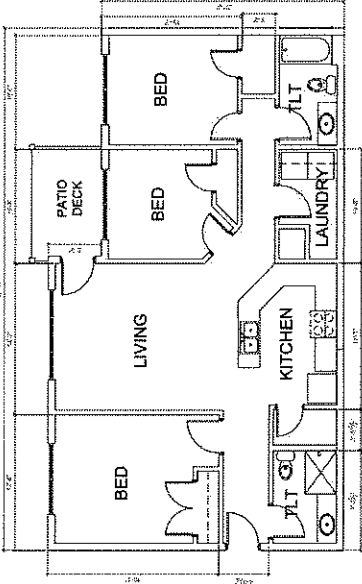
END OF ADDENDUM

BLUECREEK APARTMENTS

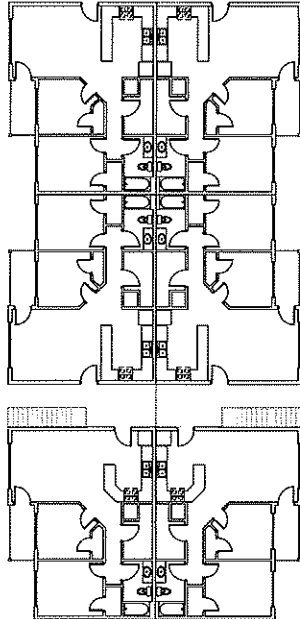


BUILDING 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

2 STORY - EAVE 16', ROOF PEAK 32'
TWELVE 2 BED 1 BATH
EACH UNIT 3 BED 1.75 BATH

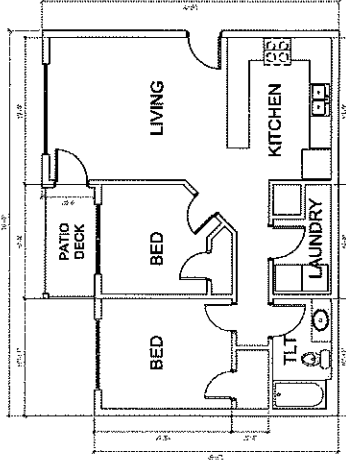


3 BEDROOM UNIT FLOOR PLAN
SCALE: 3/16" = 1'-0"

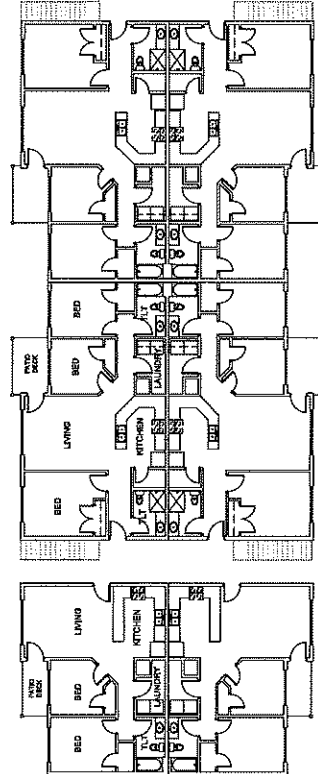
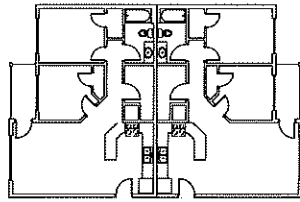


BUILDING 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

3 STORY - EAVE 28', ROOF PEAK 42'
TWENTY TWO TOTAL UNITS
EACH UNIT 2 BED 1 BATH

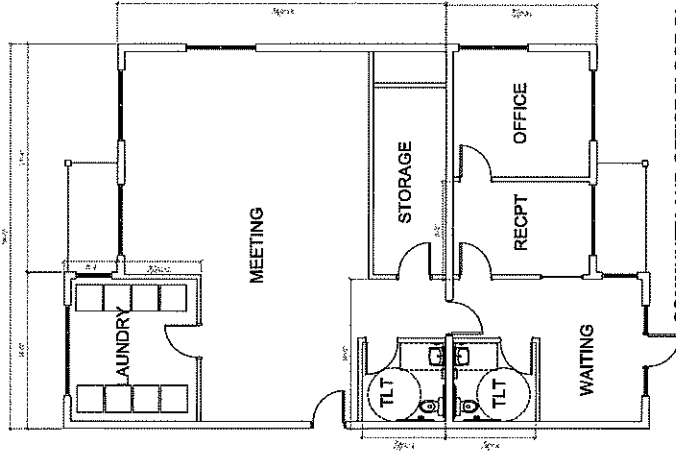


2 BEDROOM UNIT FLOOR PLAN
SCALE: 3/16" = 1'-0"

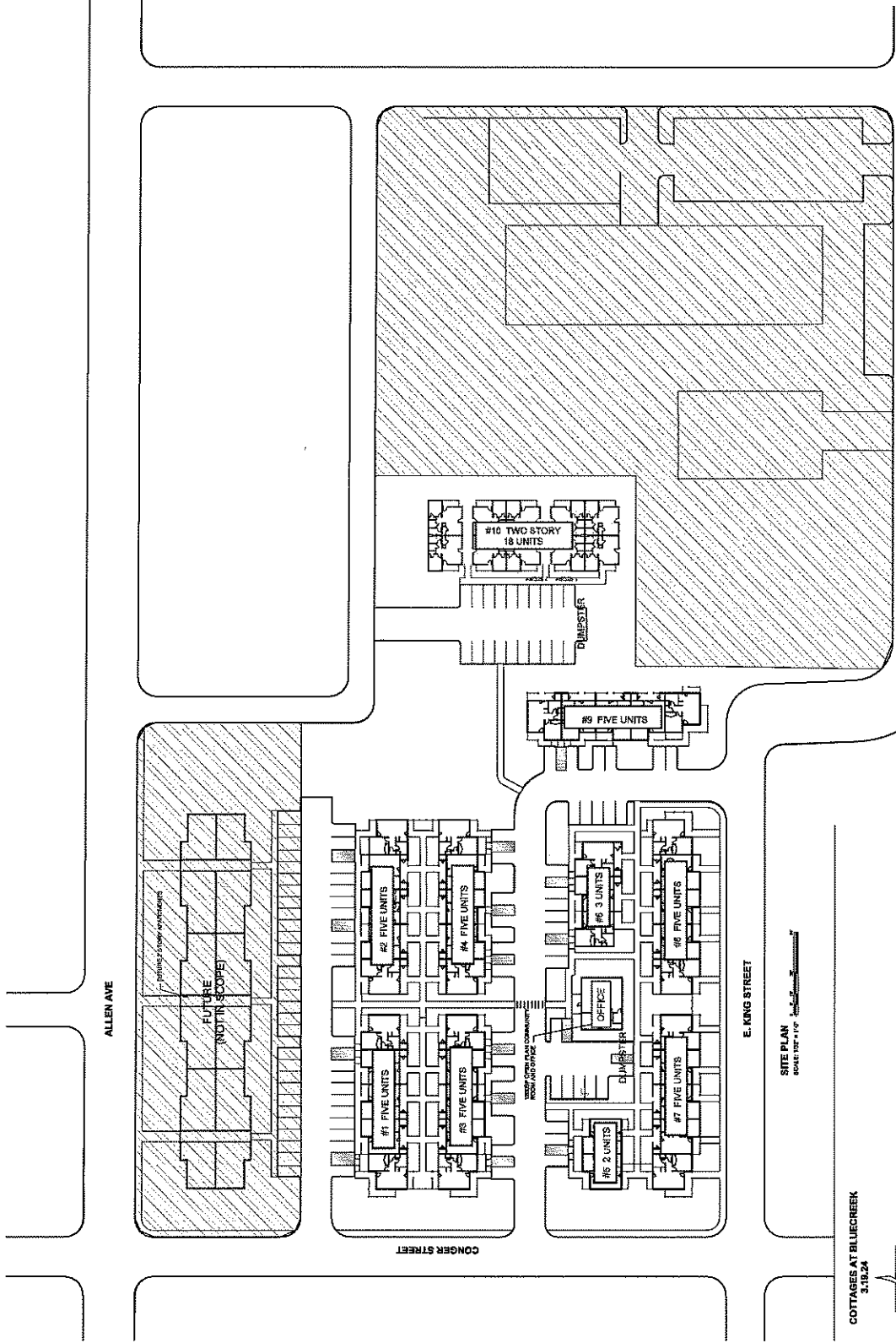


BUILDING 3 FLOOR PLAN
SCALE: 3/16" = 1'-0"

3 STORY - EAVE 28', ROOF PEAK 42'
TWELVE 2 BED 1 BATH
TWELVE 3 BED 1.75 BATH



COMMUNITY AND OFFICE FLOOR PLAN
SCALE: 3/16" = 1'-0"
GROUND LEVEL BUILDING #2 CORNER OF N. ROYAL AND
PRESTON



SITE PLAN
SCALE: 1/8" = 1'-0"

COTTAGES AT BLUECREEK
3.19.24



THE COTTAGES OF BLUECREEK

