

	City of Rocky Mount Addendum 1
	Refer ALL Inquiries regarding this RFQ to: Candice S. Kirtz, Purchasing Manager candice.kirtz@rockymountnc.gov 252-972-1228
	RFQ #620
	RFQ Due Date: 05/21/2019
	Contract Type: Downtown Development

FAILURE TO RETURN THIS ADDENDUM IN ACCORDANCE WITH INSTRUCTIONS MAY SUBJECT YOUR BID TO REJECTION ON THE AFFECTED ITEM(S):

Questions and Answers

Question 1: The project laid out in the RFQ is interesting, but the 1-week response time is very short. Can the RFQ be extended to allow more participation?

Answer 1: The RFQ deadline will not be extended.

Question 2: Our team is familiar with Rocky Mount, the City’s existing Douglas Block project, and the new Event Center. We are not, however, clear on how the City views larger Entertainment District. Is there a map or boundaries of the Douglas Block Entertainment District that you can share?

Answer 2: Maps provided of the proposed area. The City goal is to have the new development within walking distance of the Rocky Mount Event Center. (See page 3)

Question 3: Would the City accept a parking solution with surface parking or a mix of surface and structured parking?

Answer 3: The City would like to increase parking in the area near the Rocky Mount Event Center. The proposed parking solution could be a mixture of surface and structured if it meets the minimum number of desired parks of 840 spaces and is within reasonable walking distance to the Rocky Mount Event Center. The city intends to provide a ground lease for the land that it owns for parking. If additional parcels are required, the city may consider sharing in the cost of the land, but there is no guarantee.

Question 4: Can the residential and retail requirements incorporate existing buildings downtown?

Answer 4: Yes

Question 5: Beyond the leasing arrangement on the parking, will the City be participating financially in any manner with the developer on the hotel, residential, or retail?

Answer 5: No

Question 6: What is the anticipated/desired schedule for interviews, selection, construction?

Answer 6: Interviews could occur as soon as May 22nd and up until a decision is made. The selection is planned to occur as soon as May 24th and the will depend on the time needed to review the number of respondents. The city would like for the developer to propose the schedule for construction.

Question 7: Will the City be providing any of the real estate or is that to be acquired by the developer?

Answer 7: The city is open to providing land that is currently owns including the existing parking lot adjacent to the Rocky Mount Event Center to improve the lot with structured parking.

Question 8: Assuming there is a short-list of developers that are asked to provide a proposal, what is the selection process?

Answer 8: The selection criteria is located in section 4 of the RFQ. The city desires a qualified developer with experience with similar projects and has the best proposed project that will compliment existing development in the proposed area.

Question 9: Is the Respondent being instructed to provide a total of four copies of their response -- e.g. an Original along with three (3) copies of the Original?

Answer 9: Please provide a total of 4 copies to include one (1) original, two (2) photocopies, and one (1) redacted PDF version on a flash drive submitted with your response package.

Question 10: If only hard copy Responses are accepted by City, what is the difference, or distinguishing aspect(s), between the three (3) copies of the Respondent's response and one (1) version of the qualification response?

Answer 10: See response to question 9.

Question 11: What exactly is the Respondent required to submit by the 2:00 PM, May 21, 2019 deadline date for their response to be officially accepted by the City?

Answer 11: The city expects information about the proposed project that meets the requirements in section 3 of the RFQ and the information requested in section 4.

Question 12: Can the RFQ be extended to allow more participation?

Answer 12: See response to question 1.

Questions 13: What are the boundaries of the Douglas Block Entertainment District?

Answer 13: See response to question 2.

Question 14: Do the parking spaces have to be garage parking spaces or can they be parking lot spaces?

Answer 14: See response to question 3.

Question 15: Can the residential and retail space utilize existing buildings downtown?

Answer 15: See response to question 4.

Question 16: Beyond the leasing arrangement on the parking, will the CRM be participating financially in any manner with the developer on the hotel, residential, or retail?

Answer 16: See response to question 5.

Question 17: What is the anticipated schedule for RFP, interviews, selection, construction?

Answer 17: See response to question 6.

Question 18: Will the CRM be providing any of the real estate or will that be acquired by the developer?

Answer 18: See response to question 7.

Question 19: Assuming that there is a short-list of developers that are asked to provide a proposal, what is the selection process? Will the proposal opening be public?

Answer 19: See response to question 8. There is no public opening for this solicitation. However, a redacted copy can be requested in writing to the Purchasing Manager.

Implementation Strategies

CITY OF ROCKY MOUNT DOWNTOWN NORTHEAST QUADRANT
TARGETED REDEVELOPMENT PROJECTS

