

	<b>City of Rocky Mount Addendum 2</b>	
	<b>Refer <u>ALL</u> Inquiries regarding this RFQ to:</b> Candice S. Kirtz, Purchasing Manager <a href="mailto:candice.kirtz@rockymountnc.gov">candice.kirtz@rockymountnc.gov</a> 252-972-1228	<b>RFQ #620</b>
		<b>RFQ Due Date:</b> 05/21/2019
		<b>Contract Type:</b> 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:** At the beginning of the RFQ you reference a 105-room tier 2 Hotel, and under project requirements a 100-room tier 1 Hotel. Which one is it?

**Answer 1:** Minimum 100-room tier 1 hotel.

**Question 2:** In section III, point 1: "Adjacent to Event Center", does that mean City will be providing land for the Hotel?

**Answer 2:** The city will provide a ground lease for property that it owns. The hotel could be located on that land.

**Question 3:** In section III, point 2: Are there any criteria as to what "small and emerging business enterprises" means? Is there a minimum minority run business requirement, or any lease rate requirements? Is this land to be purchased by developer?

**Answer 3:** This can be negotiated in the final contract. The goal is to provide opportunities for small businesses and new start-up businesses. The city will provide a ground lease for the property that it owns. All other land must be acquired by the developer.

**Question 4:** In section III, point 3: Are there any income requirements to the housing? Is this land to be purchased by developer?

**Answer 4:** There are no income requirements for the housing. Reference response to answer 3 regarding land acquisition.

**Question 5:** In section IV, C, b): We would not be able to provide a site plan in the 6 days given to submit this RFQ. I assume this is not a requirement, considering the incredibly short time frame?

**Answer 5:** Please provide a reasonable response of qualifications. The city understands this is a proposal subject to refinement once the most qualified developer is selected.

**Question 6:** In section IV, C, b): Hotel brand would require site visits, and discussions with flags. Is a list of brands we work with sufficient?

**Answer 6:** Yes

**Question 7:** In section IV, C, b): Are additional features required/requested? If so, is this part of the private/public partnership? And is this on City provided land or purchased by developer?

**Answer 7:** Not required. Reference responses to question 2 and 3 regarding land acquisition.

**Question 8:** In section IV, C, c): Besides available funds, and past experience acquiring properties, are you expecting any other information regarding ability to purchase land for project? Does the City already have parcels identified for acquisition for the residential, retail and parking garage components?

**Answer 8:** No to all three inquires in question 8.

**Question 9:** In section IV, C, c): Is there a site plan for the properties that the City plans to offer as a land

lease? Is there a term for the land lease?

**Answer 9:** Refer to site plan provided with Addendum 1.

**Question 10** Are there any general guidelines as to what the Public portion of the partnership would entail?

**Answer 10:** The garage is the public portion.

**Question 11:** Are there NMTC, or other tax credits available to the project?

**Answer 11:** No.

**Question 12:** Seven (7) days to submit an approximately 25-page RFQ, with very little information regarding the type of public/private partnership, details on type of development, information regarding parcel locations etc, is a very short time. Would you consider extending the deadline for this RFQ once more details are given?

**Answer 12:** Reference response to question 1 on the addendum 1.