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Date May 12, 2011

RFP#007-042
Relocation Services for Community Development
ADDENDUM NO. 1

Please make the additions, changes, and deletions to City's RFP # 007-042 Relocation Services for Community Development as per the following:

General Clarifications

1. See the following questions and answers as of this date. Another addendum may be forthcoming if the receives any additional questions and answers.
2. All other terms and conditions remain the same.
3. This is a list of questions and their responses.

The following are questions related to the above referenced RFP:

1. Under General Provisions, 14. Terms of the Agreement, it is stated that the term will be determined by required completion of the project, between 1 to 2 years, by mutual agreement. However, page 17, under Sec. One, Responsibility of Services Provider, 1-6. States that the Project will commence on July 1, 2011, with a blank month and date, but the year to complete is 2011.

Response: We apologize for the confusion this may be presented to proposers. Project commencement and completion dates will be finalized as part of the final agreement. The City anticipates the project beginning as soon as the property is purchased and completion of all URA obligations within two years.

2. It must be clearly stated in the contract that the CNLV will allow 1 to 2 years for the contractor to complete the necessary relocations, once the City has purchased the Buena Vista Springs Apts. and associated property currently housing the two non-profits. Has the CNLV developed a proposed timeframe to purchase yet?

Response: The property has been foreclosed and the City is performing due diligence to purchase the property. At this time, the City is waiting on the Bank for its decision.

3. Since surveys of the occupants have not yet been performed, will the CNLV accept a proposal that includes completion of surveys as part of the initial interview of each occupant?

Response: Yes

4. Does the CNLV have the required HUD brochures that must be delivered to each displaced person or business?

Response: The City has distributed General Information Notices to all current residents. These forms were obtained from the HUD website. Notices were delivered by both certified mail and hand-delivery. The City does not currently have a supply of printed brochures.

5. Does the CNLV have a specific vacate date for all or part of those to be displaced that must be met at this time? (Due to demolition or construction plans.) Or will it be decided as the Project develops?

Response: The City plans to establish a successful redevelopment project for this project, however, no demolition deadlines have been reached at this time. The City would like for the project area to be vacated within one year of acquisition. It will be the City's responsibility to maintain holding costs for the vacant property.

6. Page 9 - Res. & Bus. Rel., Item # 6, Develop a rel. plan & exit strategy for each displacee. Will the CNLV accept this item as a part of each individual relocation file, with the understanding that the relocation specialist assigned would develop a plan and strategy for each household, or non-profit, that fits their particular needs, based on their interview, and other pertinent facts associated with each displaced person? In other words, not in a separate plan, but household by household?

Response: The City of North Las Vegas realizes that relocation needs will differ by household. A plan should be developed to minimize stress and discomfort on each household. A proposer's response to this item should be a generalization of how all household needs will be identified and addressed.

7. Page 10 - Specific Res. Relocation Responsibilities, Item # 2, Provide City-approved res. rel. benefits....

Relocation benefits would be provided in accordance with the Real Estate Acquisition and Relocation Policy and Guidance, HUD Handbook 1378, 49 CFR, Part 24, the Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as well as Nevada Revised Statute 342 (if the CNLV so chooses). Are those City-approved relocation guidelines?

Response: It is the City's desire to comply with all HUD and URA regulations. The City does not have a separate relocation policy.

8. Page 10 - Item # 6, Other duties as assigned by the City....

Depending on the nature of the assigned duty, this may require an additional Task Order and fee proposal if it is outside of typical relocation assistance, such as interim property management.

Response: The City recognizes that any additional duties will need to be discussed and agreed upon by the City and the successful proposer.

9. Has the CNLV previously held any public or neighborhood meetings for this proposed Project? If so, can the selected proposer obtain copies of minutes or handouts from those meetings? How many more public meetings are expected, and would the selected proposer be able to send a representative to listen to the proceedings to assist with the relocation process?

Response: The City of North Las Vegas has held several informal neighborhood meetings and resident meetings . The City will share information obtained during

these meetings with the selected proposer. The City wishes to have an open and transparent process while meeting all URA and HUD Regulations. Although we currently do not know how many meetings will be necessary to successfully complete this project, the selected proposer should plan to handle future resident meetings and have a representative attend other necessary meetings for successful completion of the project.

10. The Agreement between CNLV & Contractor, Section Two, 2.2. This section allows the CNLV to have 3 weeks or 21 days to respond to questions from the provider while providers are attempting to provide relocation assistance in a timely manner. Relocation assistance is required to provide as little disruption as possible to those being displaced. This proposer would request that the CNLV be prepared to respond to relocation-related concerns within one week, or 5 working days, if possible.

Response: Than you for your suggestions. It will be strongly considered.

11. Is the CNLV prepared to hold a Kick-Off meeting with the selected provider?

Response: Yes.

13. How should the Fee Schedule be structured? Is the City looking for a total fee per relocation case, overall total fee for the project as a whole, or are you looking for hourly rates for staff?

Response: The City is looking for a total fee for the project as a whole.

14. Under the Scope of Work "F. Proposer Certification" is mandatory to be read, detached, signed and included in the response. We don't find this form in the RFP.

Response: We apologize for the confusion; the form was replaced by the two forms located in the pdf on pages 13 (Proposal Page and Business Information) and 14 (Non-Collusion Affidavit).

15. Is there an anticipated completion date for the overall project? If so, could you

provide the anticipated timeline?

Response: The City is in the process of purchasing the property and hopes that all residents are relocated within a year after acquisition and for the project to be completed in two years.

If any other questions, remember, cutoff for questions is May 12, 2011 @ 1:00 p.m. Thank you for your interest and the City looks forward to your proposals.

Tony Esguerra, C.P.M.
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