



Request for Proposals (RFP) – Respondent Questions

March 8, 2023

INHP has received the following questions related to INHP's Colonial Bakery For-Sale Housing Development. We have provided answers to the questions below.

1. *Is there an expected timeline for the environmental remediation for the site? Do you anticipate any delays in construction due to remediation next steps that are required?*

At this time, environmental remediation has been completed and there are no anticipated delays in construction with respect to environmental considerations at the site. There is an Environmental Restrictive Covenant with land-use restrictions that will need to be adhered to as part of future planned redevelopment and occupancy of the site. Land-use restrictions include the demarcation of an "Affected Area", located in the northwestern portion of the site, where, should soils be disturbed, care should be taken to evaluate and remove these soils and dispose of offsite as appropriate if disturbance and removal of these soils are determined necessary.

2. *Has a survey been completed? What other due diligence items have already been completed, or are in process? If not, will these be ordered and available prior to getting under contract? Or should our timeline assume the necessary time to complete these as part of the Development's due diligence period?*

INHP has completed a survey and the document is available upon request. INHP has submitted a rezoning request of D8 for the two properties per the City's guidance. INHP would anticipate the rezoning to be completed in June or July. Any additional due diligence would need to be built into the timeline.

3. *Have utilities been identified for the site (water, sanitary, etc.) locations and sizing yet?*

INHP has not identified the utilities for the site. INHP does anticipate utilities and infrastructure to be key components of the development. The respondent

should include these factors within the budget and scope of work when submitting a response.

4. *Will INHP be doing the marketing/sales of the units?*

INHP will work with Martindale Brightwood Community Development corporation on the marketing and sale of the homes. The General Contractor may be asked to provide information to incorporate within any marketing materials.

5. *Is there a target % of XBEs that INHP is required to achieve? If so, we assume those same XBE goals will be passed down to the General Contractor to achieve. If so, will INHP be leading the Engagement Planning effort?*

The City of Indianapolis has set the following goals for the project:

- Minority Business Enterprise - 15%
- Women's Business Enterprises - 8%
- Veteran's Business Enterprises - 3%
- Disability Owned Business Enterprise - 1%

In addition, INHP has goals for \$500,000 of the total project funds to be used towards black contractors. The goals are for the overall project and are not limited to the General Contractor's scope of work. INHP can work alongside the General Contractor in engagement planning. General contractors are also encouraged to work alongside consultants, but this is not required to respond to this RFP.

6. *Is there a certain vertical construction budget that, if exceeded, will make this project no longer feasible with the current underwriting, financing, and incentive awards to date? How much of a risk does the vertical construction costs at the time of anticipated construction play in the process?*

The project is sensitive to the size of the construction budget. INHP will need to evaluate the project scope in light of the budget and work collaboratively with the General Contractor, City and Neighborhood to explore potential options to accommodate the availability of resources.

7. *How will the New Markets Tax Credit (NMTC) funds be used within the project?*

INHP will oversee all management and compliance relating to the NMTC funds. For the purposes of this project, the funds will essentially operate as a construction loan to INHP. The General Contractor will be responsible for assisting with any reporting necessary, including the tracking of the creation of construction jobs.

8. *Should a set of drawings be included within the RFP response?*

Respondents will not be required to submit a set of drawings within the RFP. INHP anticipates a collaborative approach toward the development of plans, which will include input from community stakeholders and the City of Indianapolis. Respondents are encouraged to include drawings, renderings, or visuals of similar projects completed, that may allow INHP to better understand the respondent's preliminary vision for the sight.

Respondents are still encouraged to reach out to Jeff Hasser, jhasser@inhp.org, if there are any outstanding questions related to the RFP.