

**CITY OF RANCHO MIRAGE  
HOUSING AUTHORITY  
69825 HIGHWAY 111  
RANCHO MIRAGE, CA 92270  
(760) 324-4511**

**ADDENDUM TO  
REQUEST FOR QUALIFICATIONS  
FOR  
MULTI-FAMILY AFFORDABLE  
HOUSING DEVELOPMENT**

**ISSUED:  
SEPTEMBER 18, 2023**

## **PURPOSE:**

This Addendum (“Addendum”) is being issued to provide answers to questions about the City of Rancho Mirage Housing Authority Request for Qualifications for Multi-Family Affordable Housing Development, dated August 28, 2023 (“RFP”), which questions prospective applicants submitted requesting further details regarding the RFQ. Included below are said questions and answers thereto, which shall be made part of the RFQ by inclusion into this Addendum.

## **GENERAL INSTRUCTIONS:**

This Addendum constitutes an integral part of the RFQ and shall be read in conjunction with the RFQ. Where inconsistent with the RFQ, this Addendum shall govern. It is the responsibility of all respondents to the RFQ to conform to this Addendum. Unless specifically changed herein, all other requirements, terms, and conditions of the RFQ remain unchanged. All respondents must acknowledge receipt of this Addendum by signing and submitting the form that is attached to this Addendum as Exhibit “A.”

## **REQUEST TO EXTEND SOQ SUBMITTAL DATE:**

### **SOQ SUBMITTAL:**

SOQ’s will be accepted until **4:00 P.M. FRIDAY, OCTOBER 27, 2023**, and each must be submitted in a sealed envelope plainly marked on the outside **"SEALED STATEMENT OF QUALIFICATIONS FOR MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT - DO NOT OPEN WITH REGULAR MAIL"** to:

City of Rancho Mirage Housing Authority  
Attn: Marcus Aleman II, Housing Manager  
69825 Highway 111  
Rancho Mirage, California 92270

## **QUESTIONS AND ANSWERS:**

**Question 1:** Is the property line accurately reflected for the Subject Site on page 2 of the RFQ? If not, can the City provide a parcel map noting property line limits?

**Answer 1:** The image on page 2 of the document provides a draft outline of potential future subdivision of the site. The site is currently one parcel and will need to be subdivided as part of the subject project.

**Question 2:** Does the City of Rancho Mirage have a preferred point of egress/ingress for the Subject Site? If so, Where is (are) that (those) point(s)?

**Answer 2:** The City is open to considering a proposal as part of the RFQ. The City may be amenable to amending the plan in place that provides access via extension of Via Vail.

**Question 3:** Does the City anticipate conditioning future development with the responsibility of public improvements, such as roadways and sidewalks? If so, where does the City anticipate plotting those roadways and sidewalks?

**Answer 3:** Yes. There is an existing Master Section 30 circulation plan in place that will be expected to be implemented with the project. For any further information regarding specific street sections, please contact our Public Works Department.

**Question 4:** Is the City able to provide a map of the closest utility connection points including, but not limited to, electric, gas, water, and sewer?

**Answer 4:** The City does not have official utility connection points.

**Question 5:** Are there any existing easements on the site? If so, can the City disclose where they are?

**Answer 5:** There are no known easements affecting this property.

**Question 6:** Does the City have a preferred design direction for the project's architecture and landscaping?

**Answer 6:** The City is open to proposals.

**Question 7:** To attain required density, to increase open space, and to enhance the overall livability of a future affordable housing development, what is the maximum number of stories the City would consider for a multifamily building on the Subject Site?

**Answer 7:** The City is open to proposals.

**Question 8:** Can you share the composition of the Evaluation Panel?

**Answer 8:** See RFQ.

**Question 9:** Exhibit A references compliance with "certain insurance requirements as set forth in the SOQ ("Insurance Provisions") but don't seem to find such in the body. What are those requirements?

**Answer 9:** Please see Attachment 1 to this Addendum. Additionally, the City reserves the right to require additional coverages, increased minimum liability coverage and amounts, and endorsements through the negotiation of an ENA and/or DDA.

**Question 10:** Since the Project site of approximately 10 acres is part of a single parcel that is appropriately 53.75 acres, does the city plan to process the parcel map or is that part of the Respondent's schedule and costs after selection? If the City is processing such, what is the schedule for such?

**Answer 10:** The image on page 2 of the document provides a draft outline of potential future subdivision of the site. The site is currently one parcel and will need to be subdivided as part of the subject project.

**Question 11:** Does the City/Housing Authority have project based vouchers available to allocate to this project?

**Answer 11:** No.

**Question 12:** Does the City have inclusionary requirements and in-lieu fees available to allocate to this project?

**Answer 12:** No.

**Question 13:** What other local housing sources does the City have to potentially allocate to this project?

**Answer 13:** There are no other local housing sources available from the City.

**Question 14:** Is the Housing Authority the tax exempt bond issuer if 4% credits/bonds are used?

**Answer 14:** No.

**Question 15:** Are there City monitoring fees?

**Answer 15:** No.

**Question 16:** The SOQ references responsibility for off-site improvements. What are the off-sites are expected?

**Answer 16:** Street improvements would be required. If there are specific questions related to off-site improvement, please feel free to contact our Public Works Department.

**Question 17:** Does the City intend that there is access across the subject site for the 15 acres not a part or the adjacent 25 acres? That is, in site planning, can we consider the entire 10 acre site for development?

**Answer 17:** No access between the two residential sites is required at this time but the City is open to proposals. The project is comprised of 10 gross acres available for development.

**Question 18:** The SOQ notes that the Respondent "shall be responsible for maintenance of the Project Site as well as the areas between the Project Site's boundaries and the adjacent street curb". Is the intent that any sidewalks are privately owned/maintained if required?

**Answer 18:** All sidewalks will be required to be dedicated as public improvements; however, the Municipal Code requires private maintenance.

**Question 19:** The SOW notes that the Respondent shall “coordinate construction of the Project with other development or construction activities taking place adjacent to the Project Site at the time of Project development”. Can you provide any information on plans for adjacent development and construction including timing, scope, etc.

**Answer 19:** There are no projects currently proposed adjacent to the subject site.

**Question 20:** The SOQ notes that the Respondent shall pay prevailing wages in accordance with California DIR. In another section, of the SOQ, it notes that the Respondent shall investigate and determine if any of its (funding) sources require the payment of State or Federal prevailing wages. Please clarify. If the latter is the overriding requirement, i.e., investigate and determine, or is there a City requirement for payment of prevailing wages regardless of funding sources?

**Answer 20:** There is no blanket requirement prevailing wages are triggered, but depending on the progression of negotiations and/or certain funding sources, prevailing wages may be triggered, in accordance with applicable federal, state, and/or local law, rules and regulations.

**Question 21:** A lot of offsite and onsite improvements are required for the proposed project in terms of road connectivity and utilities, how is the city going to support the developers on offsite improvements?

**Answer 21:** The City is open to proposals.

**Question 22:** Will there be a variance allowed for the lot coverage and height of the buildings? Further can there be a state bonus density applicable over the given 28 DU/Acre?

**Answer 22:** The City is open to proposals.

**Question 23:** Page 3 of the SOQ asks to submit Site plans, floor plans, parking plans, site and building elevations, renderings, and visual analysis, this is a normal request in an RFP that allows up to 6 months to submit. The city SOQ submittal time is not sufficient to prepare such documents. Is city open to providing an extension for the submission?

**Answer 23:** The RFQ is requesting conceptual plans to be submitted at this time, in as much detail as the respondent deems sufficient. However, given the scope of the request we have extended the timeline by thirty (30) days.

**Question 24:** Related California is possibly interested in submitting, however, we do want to confirm that you are requiring all respondents provide conceptual project plans, including site plans, floor plans, parking plans, site and building elevations, renderings

and a visual analysis. And, confirming that all submissions to include a funding summary and construction schedule. We are posing the questions as typically an RFP submission would include all of the aforementioned items. Plus, the submittal date is less than 30 days from the issue date so a very tight turnaround for these pivotal items. Hoping you can provide a response this week so we can determine whether or not to submit. Thanks so much.

**Answer 24:** The RFQ is requesting conceptual plans to be submitted at this time, in as much detail as the respondent deems sufficient. However, given the scope of the request we have extended the timeline by thirty (30) days.

**Question 25:** Would the City consider a time extension to allow respondents more time to on-board design teams and complete quality responses?

**Answer 25:** The RFQ is requesting conceptual plans to be submitted at this time, in as much detail as the respondent deems sufficient. However, given the scope of the request we have extended the timeline by thirty (30) days.

**Question 26:** We received the bid documents for the above referenced project but were unable to locate the engineer's estimate. If possible, please reply back to this email with the engineer's estimate or kindly forward this to the person best able to provide this information.

**Answer 26:** There is not an engineer's estimate for this RFQ.

**Question 27:** Will a General Plan Amendment and Change of Zone be required to match the land plan exhibit provided in the SOQ?

**Answer 27:** The subject is currently one parcel of land zoned for park land (28 acres) and High- Density Residential (25 acres) with an affordable overlay, which allows for multifamily affordable housing.

**Question 28:** Does the City expect the project to qualify for SB 35 streamlined approval process?

**Answer 28:** There is no expectation or requirement the project qualify for the SB35 streamlined approval process.

**Question 29:** Will the Project be analyzed per Section 102 (q) using objective criteria from the City?

**Answer 29:** The City follows and implements all required state laws.

**Question 30:** Where can we obtain a Copy of the Affordable Housing Overlay as it is not in the Municipal Code? What means was used to be implemented?

**Answer 30:** The City's Certified Housing Element includes information regarding the overlay. The affordable housing overlay was implemented by the adoption of Ordinance No. 1207 at the August 17, 2023, City Council meeting.

**Question 31:** It appears on the surface that a Density Bonus will not be needed. However, the incentives available in a DBA such as height, parking, and open-space will not be available. Is the City expecting a Specific Plan for the project so that development standards can be crafted for the project as proposed.

**Answer 31:** The City is open to proposals.

**Question 32:** We are anticipating this to be an ISMND; not a CE (dues to acreage of site being over 5 acres). Does the city agree?

**Answer 32:** The selected respondent shall be responsible for compliance with the California Environmental Quality Act (CEQA) and any associated requirements related to the project site and project.

**Question 33:** If there is no streamlining, then the assumption is CEQA would apply as usual and require an ISMND?

**Answer 33:** The selected respondent shall be responsible for compliance with the California Environmental Quality Act (CEQA) and any associated requirements related to the project site and project.

**Question 34:** Is the City aware of previous site exposure to hazardous uses or materials?

**Answer 34:** The City is not aware of any such exposure. The selected respondent shall be responsible for compliance with the California Environmental Quality Act (CEQA) and any associated requirements related to the project site and project.

**Question 35:** Does the City have available data on existing on and off-site utilities?

**Answer 35:** The City does not have official utility connection points.

**Question 36:** Is the City aware of any major on or off-site Utility improvements and/or challenges?

**Answer 36:** The respondent would need to contact the respective utility agencies.

**Question 37:** Is the City aware of any off-site storm water runoff from adjacent property that will affect the site?

**Answer 37:** Currently there is no data available that shows there is off-site storm water runoff that will affect the subject site. The project will be required to retain 100% onsite, and/or propose a system of managing water that can be supported by the City Engineer.

**Question 38:** Will the City require two points of access to existing city ROW, or is a singular access point from Key Largo Ave acceptable?

**Answer 38:** The City is open to considering a proposal as part of the RFQ. The City may be amenable to amending the plan in place that provides access via extension of Via Vail.

**Question 39:** Would a CalPERS retiree be considered a part-time employee limited to 960 hours in a fiscal year?

**Answer 39:** This will depend on the nature of the relationship with the City. To avoid reinstatement, a CALPERS retiree may be subject to the 960 hours limitation in a fiscal year. However, there are other exceptions from reinstatement, including independent contractor or third-party employees.

\*\*\*\*\*END ADDENDUM NO. 1\*\*\*\*\*

**ALL APPLICANTS SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. 1 BY SIGNING THE ATTACHED RECEIPT SHEET AND SUBMITTING THE SIGNED SHEET WITH THEIR STATEMENTS OF QUALIFICATIONS PACKET. FAILURE TO COMPLY MAY BE CAUSE TO CONSIDER THE APPLICANT PACKET NON-RESPONSIVE.**



**ATTACHMENT 1  
STANDARD CITY OF RANCHO MIRAGE  
INSURANCE REQUIREMENTS**

**[SEE ATTACHED]**



## **INSURANCE REQUIREMENTS**

The City of Rancho Mirage requires certificates of insurance and endorsement forms. **A statement in the description box of a certificate of insurance is not acceptable in lieu of an endorsement form.**

Please contact your insurance provider and/or have your insurance provider contact the underwriter issuing the endorsement to obtain the appropriate documents.

The following checklist outlines the required information to be contained in both certificates of insurance and endorsement forms:

### **Commercial General Liability**

- Coverage in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
- Additional Insured Endorsement Form
- Policy shall be Primary and Noncontributory Endorsement Form
- Waiver of Subrogation Endorsement Form
- 30 Day's Written Notice of Cancellation Endorsement Form

### **Commercial Automobile Liability**

- Coverage in the amount of \$1,000,000 combined single limit and \$2,000,000 in the aggregate.
- Additional Insured Endorsement Form
- Policy shall be Primary and Noncontributory Endorsement Form
- Waiver of Subrogation Endorsement Form
- 30 Day's Written Notice of Cancellation Endorsement Form

### **Worker's Compensation Insurance**

- Statutory limit, in the amount of \$1,000,000
- Waiver of Subrogation Endorsement Form
- 30 Day's Written Notice of Cancellation Endorsement Form

**EXHIBIT "A"**

**ADDENDUM RECEIPT  
ACKNOWLEDGEMENT FORM**

By signing this form, I hereby acknowledge receipt of the Addendum dated September 18, 2023 ("Addendum"), to the City of Rancho Mirage Housing Authority Request for Qualifications for Multi-Family Affordable Housing Development, dated August 28, 2023 ("RFQ"). I agree to include this signed instrument as part of any applicant package submitted in response to the RFQ and Addendum.

\_\_\_\_\_  
By:

\_\_\_\_\_  
Title:

Date: \_\_\_\_\_, 2023