

600-16 W. GIRARD AVENUE RFP

QUESTIONS & ANSWERS

The following questions were submitted:

We read attachment A on the RFP for the project, we did not see any requirement details supporting building façade or finishing. Are there any to your or the city's guidelines?

Requirements surrounding building façade and/or finishing details have not been specified by the City of Philadelphia. Upon the award and selection of a developer for this RFP, such design details will have be closely coordinated between the developer and the City of Philadelphia's Department of Public Property.

The Outline of General Parameters for New Library Space (RFP Attachment A) specifies that the new library must occupy the first floor and will likely occupy a portion of the second floor of the new structure. However, the current library exists on the first floor and basement level. Can the new structure house a library similar to the current existing facility?

The new library must occupy the first floor. Pending the approval of the City of Philadelphia's Department of Public Property, the new library can alternatively occupy the basement (lower level) instead of the second floor for meeting the minimum gross leasable square footage requirements.

Page 8 reflects, integrating energy efficiencies, are LEED certifications required for project?

Per the RFP, LEED certification is not a requirement for proposals submitted to this RFP.

Are there any details or any information that support, what rents the city would be willing to pay for the library?

Per the RFP, the new library must be either sold to the City, or leased back to the City for minimum of 99 years at nominal cost to the City. The City will pay no more than a nominal fee or rent to occupy this library. Should proposals opt to lease the Library back to the City, the expectation is that the rent would be very small and far below any real value or cost. However, the City may pay common-area-maintenance, triple-net charges, condo fees and/or similar fees, so long as those charges are deemed reasonable by the City. The developer must propose the approximate value of these fees/charges in its RFP response.

As we review the HUD Median Income we recognize that the median income is \$83,200 for the project area, we also found that the affordable housing rents for a 1 bdrm is \$1,003, and a 2 brdm is 1,300. Our pricing needs to reflect 30% of our units support HUD's Low income Limits?

Per the RFP, proposed rents for all units must be no greater than 30% of HUD's Low (80% Area Median Limits) Income Limits for the area.