



RFQ ADDENDUM #1
Solicitation No. PBCHA-RFQ-2025-05

DATE: June 18, 2025

TO: All Prospective Bidders

RE: **Request for Quotes for Environmental Review Services**

The following additions and/or modifications to the Request for Quotes (RFQ) posted to PBCHA website, on June 11, 2025, and will become part of the Environmental Review Services. The RFQ closing date will remain the same Tuesday, July 1, 2025, at 2:00 p.m.

- 1. Questions and Answers
- 2. Preliminary Density Calculation

Every effort will be made to maintain this schedule. However, all dates are subject to change if it is deemed to be in the best interest of PBCHA.

Sincerely,

LaQuavial Pace
Contracts and Procurement Manager

Return of this Addendum is not mandatory; however, the Respondent is responsible for its contents and is requested to sign and submit this Addendum with its response to the RFQ.

ACKNOWLEDGED:

For: _____
(Company Name)

By: _____

Date: _____



QUESTION AND ANSWERS

Q1. Do you want asbestos, LBP, and Radon testing included in the proposal?

A1. No, we do not need to include these in this proposal.

Q2. Will the unit density change more than 20%?

A2. There could be. We are considering repositioning our PH portfolio but do not have a plan in place as of this date. Attached are maximum allowable densities per site which we would consider when redeveloping.

Q3. Does the project involve changing land use from non-residential to residential?

Q3. No change of land use.

Q4. Is the estimated rehabilitation cost more than 75% of the estimated total replacement cost? If no, Is it more than 50% of the estimated total replacement cost?

A4. There would probably not be rehabilitation, but a redevelopment where we would build more units and tear down what exists now. Not applicable.

Q5. Will there be any new construction activities?

A5. We are considering new construction activities. The first would probably be Drexel as we are in negotiations now with a Developer. It would include building a 188 unit building and tearing down the existing 100-unit building, after the new building is completed.

Q6. Are there detailed submission requirements? (E.g., section 1 - company description, section 2 – qualifications, etc...)

A6. No. This is a Request for Quotes the requirements are limited to the following, please complete page 2, bid form and all attachments it their entity. Please initial the bottom of HUD-5369-B and HUD-5370-C and submit with your bid.

**Palm Beach County Housing Authority Properties
Preliminary Density Calculation**

Dyson Circle 00424401000007590

13.68 acres (PAPA) HR-12 FLU, CT 39.02, RRIO

Built Units (PAPA): 134 units, built in 1975

Max Potential		350 units
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Drexel Apts. 00424327230010000

7.3 acres (PAPA) HR-12 FLU, CT 31.01, RRIO

Built Units (PAPA): 100 units, built in 1984

Max Potential		188 units
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Schall Landings 00424324000007160

9.95 acres (PAPA) MR-5 FLU, CT 19.09, RRIO

Built Units (PAPA): 76 units, built in 1983

Max Potential		130 units
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Seminole Manor 004345060301200020

11.74 acres (PAPA) MR-5 FLU, CT 58.14, Not in RRIO

Built Units (PAPA): 148 units, built in 1986

Max Potential		141 units
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