

TRANSYLVANIA COUNTY
FINANCE OFFICE

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Calvert Workforce Housing

Addendum #2

To: All Potential Bidders
From: Jennifer Galloway, Purchasing Agent
Date: June 5, 2019

This addendum is to address questions received regarding the bid. Please see questions with answers below.

I have summarized those questions below for your review and response:

1. **There** is a power-line bisecting the property. Would the County reroute the power line to provide more flexibility in a comprehensive design of the project? *We have not explored opportunities to relocate the line with the utility provider or have any cost information on alternatives. We would be willing to facilitate conversation with the utility company.*
2. **The** animal shelter would be aesthetically an "unwelcoming" scene (or neighbor) for the development. Would the County relocate the shelter to another location? We may be able to use the "vacated" animal shelter for something more appealing for the project. *The animal shelter is fairly new and a complete modernized building for this type of operation. The community put a lot of effort and support including fundraising for the building so that would not be feasible.*
3. **The** landfill site (located north of the project) would be another aesthetically unwelcoming scene. However, with the County's help, we may be able to make it more appealing. Would the County be interested in working with us? *We would be open to ideas.*
4. **The** creek running through the property, would be another challenge. Would the County work with us to fine tune the creek area for more productive and appealing appearance/use? *Surface water has significant environmental regulation so we would be open to legally feasible ideas on this.*
5. **There** appear to be some access roads running through the property. Would the Developer be able to close those to provide more security/privacy/harmony to the residents in the development? *This is a possibility for discussion but will take research on who has right of way on those.*

6. There is a small parcel (8563-03-9128-000) with (perhaps) a historic house on it. Would the County acquire that parcel and include that parcel into this RFP? We would be able to make a better use of the building (if structurally sound & habitable) and restore its lost beauty. Also, it would provide a better control to our designers for a more pedestrian friendly/walkability concepts. No.

7. It is my understanding that the zoning of the land is "mixed use", would the County allow us to use for residential business such as coffee house, sandwich shop or dry-cleaning shop or insurance office? There is no zoning on the parcel so mixed use would be allowable.

8. We will be submitting this proposal as one entity. However, we will be working with many players such as Architects, Engineers, Interior Decorator, subcontractors, etc. Do we need to have each person sign on the proposal? While the list does not have to be final, we would expect to see who the general contractor intends to use for the project including professionals and subcontractors. Any credential or experience information applicable to this type of project would be helpful in assessing the capacity of the team.

9. There is approximately 25(+) foot drop in elevation along the property frontage. Are there any plans to calm the traffic for safe ingress/egress? This may include adding a turning lane, etc. The road is owned and maintained by NCDOT. County would be willing to facilitate discussion on this and what NCDOT may require of the project development regarding access.

10. Last but not least, Are there any height restrictions for multi-story residential buildings, in the event we wish to build a couple of apartment buildings? No there are no restrictions with no zoning applicable.