

## PASADENA COMMUNITY DEVELOPMENT COMMISSION

## **ADDENDUM #1 TO**

### **REQUEST FOR PROPSALS**

# RELOCATION, HISTORIC RENOVATION AND REUSE

DECKER HOUSE 750 N. FAIR OAKS AVENUE, PASADENA, CA

July 7, 2010

This addendum modifies the Decker House Request For Proposals (RFP), dated July 1, 2010, with respect to the following:

#### PROPOSAL DUE DATE

The proposal due date is extended to Tuesday, August 31, 2010 at 5:00PM, modifying the original due date on the cover page, in Section 1 (page 5) and Section 7 (page 13) of the RFP.

#### **DECKER HOUSE HISTORIC PRESERVATION**

There is no additional information on the Decker House than what is set forth in the RFP (Sections 3 and 4d). Please address any questions regarding Decker House preservation requirements to the Historic Preservation section of the City's Planning and Development Department at (626) 744-4009.

#### **EVALUATION CRITERIA AND SCORING (Section 5)**

(A) Criterion 1 ("Developer Experience and Capacity") is modified to distinguish between the Developer and Development Team as follows:

#### 1. Developer and Development Team Experience and Capacity:

This criterion measures the experience and capacity of the Developer and Development Team (comprised of Developer, Architect and Contractor) to effectively undertake, design, develop, manage and market the proposed project. Threshold Requirement: the Developer (not other Development Team members) must have completed at least one (1) historic Restoration/rehabilitation project (per Secretary of Interior's Standards) and one (1) move-on project within the past ten years.

(B) The scoring system for City subsidy request in Criterion 4 ("Project Cost: Financial Subsidy") is modified to a percentile structure as follows:

#### 4. Project Cost; Financial Subsidy

Scoring:	
Lowest subsidy request:	10 points
Within 75 <sup>th</sup> -99 <sup>th</sup> percentile:	8 points
<i>Within 74<sup>th</sup>-50<sup>th percentile:</sup></i>	6 points
<i>Within 49<sup>th</sup>-25<sup>th</sup> percentile:</i>	4 points
Within 24 <sup>th</sup> -0 percentile:	2 points

## Example of scoring for subsidy requests with 5 applications and a \$0 lowest subsidy request:

Example of scoring system for subsidy requests with 5 applications and a \$0 lowest subsidy request

lowest subsidy	\$50,000	\$100,000	\$150,000	\$200,000
request (\$0)	subsidy	subsidy	subsidy	subsidy
	99th-75th	74th-50th	49th-25th	24th-0
	percentile	percentile	percentile	percentile
10	8	6	4	2
points	points	points	points	points
Applicant A	Applicant B	Applicant C	Applicant D	Applicant E

#### **CONTENTS OF PROPOSAL (Section 6)**

- (A) Section 6.B.b ("Experience of Development Team") is modified as follows:
  - b. Identification and resumes of **Developer's** project manager, if known.
- (B) Section 6.E ("Development Concept for the Destination Site") is modified to delete the requirement for submittal of "e. Floor plan with dimensions".

#### HAND DELIVERY OF PROPOSALS (Section 7)

Section 7 is modified to clarify that proposals must be submitted via handdelivery to the Commission's Housing Department office by the stipulated deadline (5:00 p.m., Thursday, August 31, 2010). Postmarked or facsimile transmission (fax) copies will not be accepted.