



**MULTI-FAMILY REHABILITATION AND QUALIFICATION  
FOR RENTAL PROGRAM, FOR  
HILLCREST COURT APARTMENT COMPLEX BUILDINGS AND SITE  
PROJECT #ES10-031**

**JUNE 14, 2010**

**ADDENDUM #5**

The attached constitutes additional information and serves to clarify issues considered to be part of the City of Victorville “**HILLCREST COURT APARTMENT COMPLEX BUILDINGS AND SITE, PROJECT #ES10-031**”.

**GENERAL QUESTIONS/ANSWERS:**

- 1. Q: In Section 3 of the submittal, as it relates to the “proposed approach and management plan for providing services”, what services does that apply to?**

**A. As it relates to section 3, is that contractors will promote to hire local, low income individuals for the project.**
- 2. Q: Project management to complete the entire rehab portion? Leasing?**

**A. If you are applying for all segments, we want to know how will you manage the completion of the rehab (keeping in mind the tenants) and for the leasing, what will the plan be to get the project to full lease-up.**
- 3. Q: Property management over the long-term?**

**A. Yes, how would your management for long term differ from the short term one?**
- 4. Q: Social/supportive services for the tenants?**

**A. Would this be something that would be available for the tenants and what and who would offer the services? Do you currently provide these services in other projects?**
- 5. Q: How does this differ from Section 2B, which asks for “approach for completing the services within budget and schedule” and Section #4 “approach for completing the project”?**

**A. The first portion refers specifically to the rehab and the latter refers to getting the project fully lease-up after all the rehab has been completed.**

6. Q. We would very much like to submit a proposal under Segment #1 – Fully Integrated Developer. We would like to inquire if not listing a General Contractor by name and without submitting a bidder’s bond with funds will constitute an incomplete submission and therefore be rejected. We have just learned today that the contractor that we had intended to partner with on this project will no longer be able to do so. We are confident that we will be able to secure a qualified contractor in a timely manner. Please let me know as soon as possible

A. *Bidders may still respond, but not for the rehab aspect without a general and bond.*

7. Q. Under segment #1 of the proposal as a Fully Integrated Developer, specifically, if my bid secures the job, does the ownership interest in the property transfer to my company/corporation once the rehabilitation of the property has been completed and each unit rented out per the terms of the proposal under Section 8? I ask because the proposal under Section 1, Category C, item #1 states:

*Fully Integrated Developer – Rehabilitation of the complex, property management services, and possible owner operation (owner operation to be determined at a later date);*

Does this mean ownership is NOT guaranteed to be transferred? And if so, what would the price be predicated on?

A. *Transfer of ownership will not be automatic. Ownership will be identified through response and review of RFP bid submittals.*

8. Q. **Has the rate table for permits been issued already or forthcoming?**

A. *Approximate permit fee for the Hillcrest Apartments, the fees are \$30,458.27 and the project number is PRJ10-00017.*

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Please confirm receipt of this Addendum #5, ES10-031, by either faxing the acknowledgment to the City of Victorville, Purchasing Division at (760) 269-0045, or by attaching the signed acknowledgment to your bid proposal. **Failure to acknowledge receipt of this addendum may result in the disqualification of your proposal.** The undersigned acknowledges receipt of ADDENDUM #5:

Name of Bidder \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
Title Date

