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November 11, 2015

TO: All Prospective Bidders

FROM: Gloria Wrench, Procurement Manager

SUBJECT: Addendum No. 1
Request for Proposals – Financial Feasibility and Economic Impact
Analysis for Catalyst Site 1 – Baseball Stadium, Entertainment & Mixed Use
Development

1. The Request for Proposals is hereby modified as follows:
 - a. Attached please find the list of questions received and their respective answers.
2. The foregoing changes shall be incorporated in the Request for Proposals and a copy of this Addendum No. 1, signed by the Bidder, must accompany the proposal to indicate the Bidder's familiarity with the changes.

Acknowledgement:

Bidder _____

By _____

Date _____

**REQUEST FOR PROPOSALS
FINANCIAL FEASIBILITY AND ECONOMIC IMPACT ANALYSIS FOR CATALYST SITE 1 –
BASEBALL STADIUM, ENTERTAINMENT & MIXED USE DEVELOPMENT**

ADDENUM NO. 1

QUESTIONS/ANSWERS

- 1) The scope is very comprehensive. Are you announcing the budget for the study?

No, the budget will not be announced.

- 2) Are any of the components (i.e. the baseball stadium, other recreational/cultural facilities, or residential) more of a priority to study than others?

No, they are all important.

- 3) Section 2.4 (Phase II) is called “Preliminary Market and Economic Impact Analyses”, but Section 2.4.1 says “comprehensive” market analysis. Can you clarify?

Please disregard the reference to “preliminary”.

- 4) The “Economic and Business Development Initiative” supporting file on the Catalyst Site 1 website lists “environmental and site analysis of acquired properties”, but that doesn’t seem to appear in the RFP’s scope. Can you confirm if this is requested for this study’s scope of work or not?

The “environmental and site analysis of acquired properties” is for information only. It is not a part of this study’s scope of work.

- 5) Section 2.0.C asks for economic impacts of all potential developments, but Section 2.4.2 only mentions developing impacts for the ballpark. Can you clarify?

The intent is that the economic impact of each of the development options be provided.

- 6) What type of community survey is the Contractor expected to provide (electronic survey, telephone, etc.)?

The type of survey is negotiable.

- 7) Are renderings required of the Contractor?

Yes

- 8) Is a traffic study or transportation plan required as part of the neighborhood impact assessment?

No traffic study is required. Contractor may rely on the City’s most recent traffic counts and develop a traffic plan based upon that data and proposed or recommended uses.

- 9) In the “Proposal Contents” section (2.10), you ask us to return a Signature Sheet in Tab 1, but I don’t see the sheet in the RFP. Can you send that?

Please disregard the reference to the signature sheet. Instead, the offeror shall provide a letter on official company letterhead signed by a duly authorized officer or executive of the firm committing to the terms of their response to this RFP.

- 10) To confirm – you only want a firm’s financials (2.10.10) once they are selected, and not as part of our proposal?

Firms may, at their discretion, submit financials as a part of the proposal; however, they are not required to do so until tentatively selected as the recommended firm by the evaluation team.