



# Portland Housing Bureau

## Broadway Corridor Parcel 4a Pre-Submission Conference

Thursday, January 18, 2024

### FAQs

- Form B, Project Team Experience #1 request we “Provide a table of projects that are owned and/or have been developed by the proposed team.” Does this include projects from team members beyond the developer, such as the architect or general contractor?
  - **Yes, please include as much information about the proposed team as possible, including architect and/or general contractor.**
- In Section II of the RFQ, under “Parcel Size & Site Dimensions”, it states that Block 4 will be subject to right of way dedications on the northern and eastern boundaries. Are the parcel configurations shown in Figure 4.5 & 4.6 reflective of the buildable site after the dedications? If not, what will be the ROW dedications?
  - **The dimensions are net of any ROW dedications and reflect the resulting buildable site.**
- For the submittal requirements, it says to include 2 years of financials. We have our FY 21 and FY 22 Audits, will this suffice?
  - **Yes, this is sufficient. Audited and unaudited financial documents are acceptable.**
- Why is the east/west property boundary dimension shown in Figure 4.6 (of the RFQ and Master Plan) different from Figure 4.2 and 4.5 of the RFQ and Master Plan? Does Figure 4.6 provide an additional 12’ in the E/W direction?
  - **This is a typo. Figure 4.6 should read 200’ wide.**
- If the development team were to pursue the inverse of Figure 4.5 requiring a masterplan amendment, what is the expected duration for that amendment process?

- **We have written approval to divide the site into 120' depth for 4a and 85' for 4b. No amendment process is required at this time.**
- The RFQ mentions the Metro's priority of providing family sized units. Is there a desired percentage for this project? Is there an expectation for the development to provide PSH units as well?
  - **At this time, there is no requirement for Family Sized Units, although this could change when the full NOFA is released. Programming and preferences are still TBD for full solicitation.**
- Is Block 4A subject to a Project Labor Agreement?
  - **No, it is not.**
- Is 2032 the current anticipated date to issue the RFQ for Parcel 4b?
  - **2032 is when the parking garage is scheduled for demolition, but it is not necessarily when funding will be available to fund the development of 4b. PHB does not have an anticipated date to issue an RFQ or NOFA for Parcel 4b at this time, but it will not be before 2032.**
- Are respondents required to use the Narrative (Form B) in the provided Word format, or can we provide the information in our own format?
  - **It is preferred that you use the provided Word format. If this is a burden for your team, it is acceptable to submit it in a different format. PHB asks that the questions remain in the same order, as we will need to be able to copy/paste the information and answers into Metro's templates, at a later date. The application will be reviewed for completeness, please ensure that all questions are answered.**
- Is it acceptable to include drawings and photos in our Form B response? Will drawings/photos/the question prompt itself count towards the 13-page limit?
  - **This RFQ is not seeking conceptual designs for Parcel 4a. You may submit photos and drawings of existing projects to demonstrate team qualifications, they will not count toward the overall 13-page limit. Please attach photos and drawings as a separate attachment to Form B.**
- What is Prosper and PHB's timeline for implementing the IGA and obtaining a No Further Action letter from DEQ?
  - **This will happen on a site-by-site basis, and it will be individually negotiated by the development team selected by PHB.**
- Is there a preferred naming convention when uploading materials to the link provided?
  - **Yes: Name of developer/sponsor\_document being submitted**

- Is the 20% COBID goal for professional services really a goal, or it is a requirement?
  - **PHB's Equity in Contracting policy requires projects to make good-faith efforts to meet the contracting goals for DMWESB-SDV contractors, apprentices and Section 3 workers, as applicable. The Broadway Corridor website is tracking the construction equity performance on each of our projects:**  
<https://www.broadwaycorridorpx.com/current-work>
  
- Is there any additional information on the development of parcel 4b?
  - **All information regarding the development of 4b is found in the Master Plan.**
  
- Is there a dedicated 2-way bike lane on Johnson?
  - **Yes, that is a dedicated 2-way bike lane on the south side of Johnson.**
  
- Will the parking garage above the USPS retail facility be available long term?
  - **Prosper and PHB have an agreement to keep it for full capacity as a parking garage to service the USPS and their clients. There is not a clear timeline of when the parking garage will come down, but it can used for construction parking. There is also a partnership with Eco Trust (across the street) for construction offices to limit impacts of construction on community.**