



City of Nashua
Purchasing Department
Administrative Services Division
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Addendum 2

RFP 0742-062923

“Nimco Property” A Development Opportunity

June 8, 2023

Information included in this document becomes a part of the original RFP

If you are submitting a paper bid, please sign below to indicate receipt of this additional information and include this page with your bid submittal. If you are submitting a proposal via Bid Express please be sure to acknowledge the addendum on the website before submitting your proposal.

Addendum 2 is being issued to modify the bidding documents to include questions and answers received from potential bidders with the initial IFB and to provide additional clarifications.

All other aspects of the original document remain the same.

Please sign and return this page with your submitted proposal. Failure to acknowledge the addendum will result in the bid submittal being disqualified.

I acknowledge that Addendum 2 has been received and incorporated into bid submittal for RFP 0742-062923.

Authorized Signature

Date

Name of Firm

Addendum 2
RFP 0742-062923
Questions and Answers

	Question	Answer
1.	What is considered affordable housing and do you prefer it to have a more affordable option than what is typically required?	We want to follow our inclusionary zoning ordinances which calls for 20% of units to be affordable. Affordable housing is considered 80% of AMI (Area Median Income).
2.	Are you looking for just apartments or industrial development?	We will entertain any proposal provided to us.
3.	Do you have a contamination report? If yes, may you please provide a copy?	A phase 1 was completed for this. Complete Phase 1 documents can be found at: https://www.nashuanh.gov/DocumentCenter/View/27469/Phase-1-ESA---Ultima-Nimco_FINAL_2-12-2021
4.	Is it possible to see the inside of the building if we are willing to sign a waiver?	A waiver would not suffice as the City has labeled a majority of this building as unsafe. In addition, we are not in a position to jeopardize the safety of EMS if an event were to take place during a walk through.
5.	What is the timeline that you would like this to be developed?	As quickly as possible.
6.	What is the proposal review process?	This is outlined within the RFP. Please refer to page 22 titled Evaluation and Selection.
7.	How many people have expressed interest in this?	Unknown.
8.	Have you gotten a consensus that the mill yard owners are ok with this being a residential property?	We encourage all proposers to do their own due diligence.
9.	Are any other RFP's going to be issued for similar projects?	The City will issue RFPs from time to time. We encourage you to join the bid list at https://www.nashuanh.gov/Bids.aspx under "Sign up to receive a text message or email when new bids are added."
10.	Are you looking for financial investors or for us to buy the property?	We will entertain buying or leasing. We are interested in seeing real estate development occur.
11.	Is the dog park adjacent to the property fully funded?	No.
12.	I wanted to see if there was a way I can get a hold of more of the	No other site plans are available.

	HSI site plans in pdf form from the Nimco Property RFP.	
13.	Has any environmental work been done on this such as a phase 1 or phase 2?	Phase 1 has been completed. Completed documents can be found at: https://www.nashuanh.gov/DocumentCenter/View/27469/Phase-I-ESA---Ultima-Nimco_FINAL_2-12-2021
14.	Would it be possible to do a brief video call with our team?	Yes, a video call can be set up. Please reach out to Amy Girard at purchasing@nashuanh.gov to arrange a time. Notes will be taken and published in the form of another Addendum so that everyone will have access to the same information.

Additional Clarifications

Document 0742-062923 Nimco Property –A Development Opportunity

Section VI. Development Objectives

Paragraph Residential (Page 12)

Remove “The development will be required to be a minimum of four stories and contain no less than sixty units of market rate housing. A mid-rise building could be supplemented with additional townhouse units fronting on School Street.”

Replace “The development should reflect what is attached in Attachment A.”

Paragraph Retail/Commercial

Remove “Retail/commercial or other active public-oriented uses, if any should be oriented along High Street.”

Replace “Retail/commercial or other active public-oriented uses, if any should be oriented along Pine Street.”



Document 0742-062923 Attachment A

8.14 Pricing Analysis (Page 42)

Remove "Affordable Housing – assuming the project will be required to adhere to the City's affordable housing ordinance, rents of 10% of units will be restricted to that affordable to households with incomes at 80% of area median income.

Replace "Affordable Housing – assuming the project will be required to adhere to the City's affordable housing ordinance, with rental units setting 20% of the units as affordable to housing with incomes at 80% of area median income.