

Corpus Christi Housing Authority REQUEST FOR QUALIFICATIONS FOR DEVELOPER PARTNER SERVICES RFQ No. 26023 Amendment 2

May 28, 2026

Request for Qualifications (RFQ) No. 26023 – Developer Partner Services, is hereby amended as follows.

1. **Question:** Is it possible to receive a copy of the Capital Needs Assessment report that was recently completed by Dominion? This information will be important for us to review in an effort to fully understand the current conditions of the properties mentioned in the RFQ. Also, given that the deadline to ask questions is now June 5, we'd like the opportunity to review the report(s) as soon as possible in case any additional questions may arise from that review.

Answer: CCHA is not releasing the Capital Needs Assessment as part of the RFQ. The selected developer(s) will be able to review the report. Responses to the RFQ should highlight each respondent's qualifications and abilities to perform the redevelopment discussed in the RFQ.

2. **Question:** There seems to be a contradiction in the RFQ related to how our responses should be sent in which has left us uncertain. On page 5 of the RFQ letter B. RECEIPT OF RESPONSES, it reads, "All materials must be submitted to the Procurement Manager either in a) one electronic format via e-mail to procurement@hacc.org or b) delivery one copies of the response in a sealed envelope" However, on page 17 of the RFQ letter K. GENERAL CONDITIONS OF THE REQUEST FOR QUALIFICATIONS, it reads, "ELECTRONIC ONLY AND/OR LATE SUBMISSIONS WILL NOT BE ACCEPTED OR CONSIDERED." While letter "B" says electronic copies are acceptable, "K" says they are not. Can you clarify this for us please?

Answer: Electronic submissions will be accepted in accordance with B.

3. **Question:** On page 10 under letter F. SCOPE OF SERVICES/STATEMENT OF WORK, it reads, "The Developer Partner shall independently complete all necessary pre-development planning and produce an acceptable and financially feasible Redevelopment Plan for the Sites, consistent with expectations of this Request for Qualifications." The question that we have here is will CCHA be responsible for the cost associated with completing these efforts or is this cost expected to be borne by the Developer? If it is CCHA's intent for this cost to be borne by the Developer, in the event the project(s) do not move forward for whatever reason, at no fault of the Developer, does CCHA have a reimbursement plan in place to reimburse the Developer for these related expenses? In our experience, the pre-development-related expenses are covered by housing authority based on pre-approvals that are submitted by the Developer.

Answer: CCHA is amenable to negotiate sharing pre-development expenses with the selected developer(s). Note, all pre-development expenses are expected to be reimbursed as project expenses at closing.