



WILLOWBROOK COMMONS
(RFQ) NO. WNPHC - 2024.18.1.1/2

ADDENDUM NO. 1

DATE OF ISSUE: 9/24/2024

NOTICE TO ALL PROPOSERS:

This addendum is hereby made a part of the RFQ and is to be included therein. The purpose of this addendum is to amend, modify and clarify the RFQ document, as follows:

✚ CHANGES TO (RFQ) NO. WNPHC – 2024.18.1.1/2:

(RFQ) NO. WNPHC – 2024.18.1.1/2 – **RFP DUE DATE REVISION**

RFP SUBMISSION DUE DATE REVISED:

OCTOBER 4, 2024 TO OCTOBER 18, 2024 – 10:00 A.M. (EST)

✚ MISC. ATTACHMENTS TO RFQ:

1. (RFQ) NO. WNPHC – 2024.18.1.1/2 – Proposal Meeting Minutes.
2. (RFQ) NO. WNPHC – 2024.18.1.1/2 – Proposal Meeting Attendance Roster
3. (RFQ) NO. WNPHC – 2024.18.1.1/2 – Preliminary Site Plan
4. (RFQ) NO. WNPHC – 2024.18.1.1/2 – Evaluation Criteria and Scoring Matrix

✚ CLARIFICATIONS TO RFQ:

1. (RFQ) NO. WNPHC – 2024.18.1.1/2 – Pre-proposal Meeting Attendance was non-mandatory.
2. From a development budget perspective, WNPHC has preliminarily programmed the following costs:

- Building: \$11,500,000 - \$ 12,000,000 (*Based on 4 story – 55,000 square feet building*)
- Site: \$ 1,000,000.
- Land: \$ 600,000
- LIHTC Program Costs, A&E Costs, Financing Fees, Legal Costs = \$4,000,000

3. The following is the estimated project schedule:

- LIHTC Application Submission to PHFA:

January 2025 – February 2025 (*Deadline Pending- Final Application Schedule not approved by PHFA to date.*)

- PHFA – LIHTC Awards:

September 2025 – October 2025 (*Award Notice pending release of PHFA – Application Schedule.*)

- Willowbrook Final Design and Permitting: (*Assuming project is award LIHTC's*)

October 2025 – May 2026

- Willowbrook – Equity Closing: (*Assuming project is award LIHTC's*)

May 2026 – June 2026

- Construction Start – Construction Finish

July 2026 - (Start)

July 2027 – (Finish) (*12-month construction schedule*)

All proposers shall give due consideration to the contents of this addendum in the preparation of their proposals and shall so indicate within their transmittal letter or executive summary.

Addendum Issued By Owner:

Westmoreland County Non-Profit Housing Corp.
167 South Greengate Road,
Greensburg, PA 15601

END OF ADDENDUM NO. 1

TOTAL NUMBER OF PAGES, INCLUDED IN THIS ADDENDUM IS: **(2)**