

**Request for Proposal for the development of Senior Affordable Housing
Rental Development at Jones-Harmon
Solicitation No.: CCAH001**

January 17, 2006

Addendum No. 2

QUESTIONS/CLARIFICATIONS

Q1: Will the conveyance of the BLM site to the selected developer impose a requirement for Davis-Bacon or prevailing wage requirements? Will the use of the county's \$750,000 HOME/LIHTF set-aside impose a requirement for Davis-Bacon or prevailing wage requirements?

A1: BLM has stated that there are no requirements in their policies that would link the conveyance of BLM land to a requirement imposing Davis-Bacon wage rates or State prevailing wage rates.

Any requirement requiring State prevailing wage provisions as a result of the County's participation in conveying land to a developer will be negotiated as part of the Development Agreement and will be determined through an analysis weighing the costs and benefits as to why prevailing wages should or should not apply.

If HOME funds are used, Davis-Bacon may be required, depending on how the financing is structured, particularly how many designated HOME-assisted units are in the project. HUD regulations (*24 CFR 92.354*) paraphrase the statutory provision and clarify that the contract for construction must Davis-Bacon wage provisions if HOME funds are used for any project costs, including construction or nonconstruction costs, for housing with 12 or more HOME-assisted units.

The Low Income Housing Trust Fund (LIHTF) has no specific requirements relating to Davis-Bacon wage provisions.

Q2: How is the County looking to determine the financial capacity of the Proposer without them disclosing confidential information? I know you have addressed the topic of confidential information, but is there another way

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around this issue that doesn't involve having the Proposer's financial records made public information without going through the whole "confidential process" described in Part II (M)?

A2: The County will follow the stated procedure to handle confidential information.

Q3: Regarding documentation showing proposer licensing to do business in the state of Nevada, for out of state developers will it be sufficient to secure a Nevada State business license subsequent to selection as the developer for the site?

A3: NRS requires that all professions such as contractors, architects, engineers, landscape architects, etc. be licensed/registered with the State of Nevada (See Nevada Revised Statutes at their web site: www.nv.gov). A business license is required to conduct business within Clark County (See Clark County Business License, 3rd Floor Government Center at 500 S. Grand Central Parkway).

Q4: Will the project, by virtue of the HOME/LIHTF financing be eligible for a 100% real estate tax abatement, whether the owner is a For-profit or Non-profit?

A4: Please review the appropriate Nevada Revised Statutes (NRS 361.082) and the Nevada Administrative Code (NAC 361.089) for an explanation of the property tax abatement provisions.

Except as modified through Addendum #1, issued January 3, 2006 and herein, all other terms and conditions remain the same.

If you have any questions, I can be contacted at (702) 455-5025.

ISSUED FOR DOUGLAS R. BELL, MANAGER

BY:

**Michael J. Pawlak
Senior Management Analyst**