



PORTLAND DEVELOPMENT COMMISSION

**ADDENDUM NUMBER 1
TO
REQUEST FOR PROPOSALS #09-35**

Request for Proposals (RFP) Title: Design and Development Feasibility Analysis of the "Gateway Redevelopment and Neighborhood Park Project"

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PURPOSE OF THIS ADDENDUM

The Portland Development Commission ("PDC") is issuing this Addendum Number 1 (this "Addendum") to the above-referenced Request for Proposals ("RFP") to provide notes and answers to questions PDC received at the pre-proposal meeting held on March 1, 2010.

GENERAL INSTRUCTIONS

This Addendum constitutes an integral part of the RFP and is to be read in conjunction with the RFP. Where inconsistent with the original RFP, or any previous Addendum to the RFP, this Addendum shall govern. Unless specifically changed herein, all other requirements and provisions of the RFP remain unchanged and can only be modified if in writing by PDC. Capitalized terms used in this Addendum without definition have the same meaning ascribed to those terms in the RFP. It is the responsibility of all Proposers to conform to this Addendum.

QUESTIONS AND ANSWERS FROM THE PRE-PROPOSAL MEETING

Contact information of all attendees at the pre-proposal meeting can be found on the Internet here: http://www.pdc.us/login/download_nologin.asp?i=981

File title: "Attendees of the Voluntary Pre-Proposal Meeting" (PDF)

1. Can you explain expectation of the construction cost analysis for the Project?

For the park site, the estimate should be for construction costs; for the redevelopment site, the estimate will be much more vague, as the project will be subject to future, unknown market conditions.

2. You mentioned in the opening that you would like a developer on the team. Can you confirm?

Yes, for the reasons listed in the RFP. PDC would like the design and feasibility work to be informed by a developer on the selected team that has experience in commercial and mixed-use projects. The park site is expected to complement the redevelopment site, and vice versa. We believe that having a qualified developer on the team will not only help inform the layout of the entire site, but also ensure that we don't preclude future redevelopment opportunities.

3. Have there been any market studies in or around the Project Site?

PDC commissioned market studies for office, retail, and residential uses as part of the Central Gateway Redevelopment Strategy (July 2007). These studies can be found in the strategy appendices on the following website:

http://www.pdc.us/pubs/inv_detail.asp?id=630&ty=20

4. Can you elaborate on the environmental conditions on the site?

The southern parcel of the site used to house a bingo hall and a bowling alley; prior to that, there had been a dry cleaner on the site. Through environmental due diligence, PDC discovered environmental contaminants in the soil. PDC received a U.S. EPA Brownfields Clean-Up Grant for remediation activities. Work will include capping, partial excavation, and off-site disposal. Remediation should be complete by about the end of the year.

5. What is the size of the plume?

Approximately 20,000 square feet.

6. Is there a page limit for proposal?

No, but we expect to receive proposal that are thorough, but also concise and to the point without extraneous content. We're leaving it up to proposers to use their best judgment in this regard.

7. Describe the parcel to the west of 104th Avenue.

That property is owned by Qwest, which uses the property for vehicle parking and employee training.