

**The following is added to Part IV: Submittal Content:**

H. COVID Response

Proposals should address how they anticipate COVID will impact the demand, design, and timeline for the Project.

- Describe how your project's design will address the post-COVID environment. How will the design for the uses proposed respond to work/lifestyle/social changes? How will it impact the project's amenities, parking demand, etc?
- What impact, if any, will the ongoing COVID pandemic have on your project's financial structure, rents, and demand?
- What impact, if any, will the ongoing COVID pandemic have your project's timeline and ability to move forward?

Pre-Proposal Teleconference Attendees and Notes  
August 6, 2020 2:00pm

**Attendee List**

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Question: What is the availability of parking in the Gold Street Garage?

Answer: It is possible that the Gold Street Garage could have up to 150 parking spaces for a residential use on nights and weekends. The current public rate is \$36.75/month. Reserved spaces are \$73.50.

Question: Would you favor a high-density project over a townhouse project?

Answer: The main goal of the RFP is to increase housing options downtown. Yes, a higher density project would be more favorable than a lower-density project.

Question: Is the City able to sign a 15-year lease with no early termination clause?

Answer: The terms of the lease will be negotiated. A multi-year commitment would require a clause stating that future years are subject to appropriation, a standard governmental clause.

Question: Do you have any geotechnical data for this site and if not, at least the sites next door?

Answer: The City does not have any geotechnical information for the site.

Question: Do you have any comp information for lease rates, unit mix and demographic information on the adjacent apartments including floor plans?

Answer: The City does not have any comp information for the adjacent properties. A market study recently done for downtown will be available on the RFP site.

Question: Can you clarify the zoning? IDO or 2020 Downtown Sector Development Plan?

Answer: The Integrated Development Ordinance guides zoning regulations.

Question: Are there any nearby city owned construction staging areas for this site?

Answer: There is not a vacant City owned parcel adjacent to this site that available for staging at this time. There might be an option further away.

Question: After the city selects a developer, how long does it take for the city to finalize any development agreement to allow a developer to break ground.

Answer: After the proposals are due, it will take 3-4 months to conduct the analysis and forward a recommendation to the Albuquerque Development Commission. After the Albuquerque Development Commission decision, we anticipate it taking 3 months to finalize and negotiate an agreement.