

## REQUEST FOR PROPOSALS

RFP Developer Services for Meeting Street Manor Extension  
Demolition and Redevelopment  
Job No.: 220505

The Housing Authority of the City of Charleston (“CHA”) invites qualified real estate development firms (each a “Proposer”) to submit proposals for the demolition and redevelopment of its Meeting Street Manor Extension public housing development (“Development”). The Development comprises 44 units of federally subsidized public housing in row house buildings of brick and wood frame construction. The site that CHA will make available will consist of 2.4 acres.

CHA’s goal is to replace the Development with a larger development that will help to address the great need for affordable housing, particularly on the peninsula. CHA envisions building heights to be compatible with existing zoning and to blend with the current and future neighborhood. The forty-four units will remain federally assisted under the Rental Assistance Demonstration.

Proposals must be received no later than 2:00 p.m. on Tuesday, May 24, 2022. After this deadline, no other proposals or modifications to previously submitted proposal packages will be accepted. One electronic copy of the proposal package should be sent to [pwaring@chacity.org](mailto:pwaring@chacity.org).

The RFP may be obtained via e-mail from A&E digital plan room at <https://www.aeplanroom.com/jobs/public>. Questions regarding the RFP should be sent to Priscilla M. Waring, Procurement & Contracts Manager via email [pwaring@chacity.org](mailto:pwaring@chacity.org). The deadline for inquiries or requests for modifications is Friday, May 13, 2022 at 12:00 p.m.

A CHA selected committee will evaluate proposal packages submitted. Evaluation factors include, Qualifications of Development Team 8 Points; Quality of Development Plan 8 Points; Total points 16. CHA will review fee proposals separately. CHA will select based on the proposal that is most advantageous to CHA when both evaluations and fees are considered.

This project is federally assisted and will obligate the ultimate awardee not to discriminate in employment practices and otherwise to adhere to applicable federal requirements. Minority and women owned business are encouraged to respond. CHA reserves the rights to retain all proposal packages submitted and use any idea in a package regardless of whether the package is selected. CHA reserves the right to waive irregularities and to reject any and all proposals.

Arthur S. Milligan, Jr., President & CEO