



ADDENDUM NO. 1

JOB NO.: 270701
JOB NAME: 275 HUGER STREET PRE-DEVELOPMENT DESIGN AND ESTIMATING SERVICES
RELEASE DATE: JULY 24, 2026

1. UPDATE:

RFP DUE DATE:

DELETE: Submission Deadline Proposals must be submitted electronically via email to pwaring@chacity.org no later than 2:00 P.M. EST on July 6, 2026. Proposals received after this deadline will not be accepted. The email subject line must read: "Job No. 270701 Proposal — 275 Huger Street Pre-Development Design Services."

ADD: Submission Deadline- Proposals must be received no later than 12:00 P.M. EST on July 10, 2026. May be submitted electronically via email to pwaring@chacity.org OR delivered to Housing Authority of the City of Charleston, 550 Meeting Street, Suite 102, Charleston, SC 29403. Email subject and Outside of delivery package must be marked "Job No. 270701 Proposal — 275 Huger Street Pre-Development Design Services.". Proposals received after this deadline will not be accepted.

2. CLARIFICATION

I. DESCRIPTION OF ENTITY

DELETE

The Housing Authority of the City of Charleston (CHA) operates and manages 1407 units of conventional public housing; presently has 1663 units under the Section 8 Program; and CHA under HFA Owns and leases approximately 1,123 units at various locations.

ADD:

The Housing Authority of the City of Charleston (CHA) operates and manages 1251 units of conventional public housing; presently has 1804 units under the Section 8 Program; and CHA under HFA Owns and leases approximately 1,123 units at various locations.

IV. OVERVIEW OF SERVICE

DELETE:

- d. The selected firm will be responsible for providing Architectural Design Services, Engineering and Tencial Studies, Construction Cost Estimating, Regulatory and City Pre-Application Support, CHA Additional Application Support, and preparation of bid-ready plans and specifications.

ADD:

- a. The selected firm will be responsible for providing Architectural Design Services, Engineering and Technical Studies, Construction Cost Estimating, Regulatory and City Pre-Application Support, CHA Additional Application Support, and preparation of bid-ready plans and specifications.

V. TIMELINE CONTEXT:

DELETE

RFP issued	June 7, 2026
Questions Due	June 29, 2026,
Responses Due	July 6, 2026
Short List	July 10, 2026
CHA Board of Directors Meeting	July 27, 2026, 5:30 p.m. est.

ADD

Estimated Timeline. Subject to Change at CHA’s discretion.

RFP Release Solicitation	Sunday, June 7 th
Questions Due	Wednesday, June 29, 2026
Responses Due	Friday July 10, 2026
Short List	July 14, 2026
Finance Committee Approval	Monday, July 20 th
CHA Board of Directors Meeting	Monday, July 27 th
PENDING CHA BOARD OF COMMISSIONERS APPROVAL	
Intent to Award	Monday, July 27 th
Protest Period Begins (7 days)	Tuesday, July 28 th
Protest Period Ends	Monday, August 3 rd
Sign Contract	Tuesday, August 4 th
Issue Notice to Proceed	Tuesday, August 4 th
Schematic Design (12 weeks)	Tuesday, October 27 th
Design Development (16 weeks)	Tuesday, February 23, 2027

VI. BACKGROUND

DELETE

a. The Property

275 Huger Street is located on the Charleston peninsula, one of the most historically significant, architecturally constrained, and regulatory-sensitive urban environments in South Carolina. The Property currently consists of 12 units of federally subsidized public housing in townhouse-style buildings of brick and wood frame construction, constructed in 1982, on approximately 2.037 acres owned by CHA. The Property borders the historic Colin McGee Grant Homes community.

CHA is not aware of existing environmental hazards, but the selected team will be responsible for conducting all required environmental investigations and geotechnical studies as part of the pre-development scope.

ADD:

a. The Property

275 Huger Street is located on the Charleston peninsula, one of the most historically significant, architecturally constrained, and regulatory-sensitive urban environments in South Carolina. The Property currently consists of 12 units of federally subsidized public housing in townhouse-style buildings of brick and wood frame construction, constructed in 1982, on approximately 2.037 acres owned by CHA. The Property borders the historic Colin McK Grant Homes community.

DELETE:

b. The Redevelopment Vision

CHA envisions replacing the existing 12 units with an approximately 80-unit, multifamily development with the following approximate unit mix:

One-Bedroom Units: approximately 25% of total units (~20 units)

Two-Bedroom Units: approximately 50% of total units (~40 units)

Three-Bedroom Units: approximately 25% of total units (~20 units)

The final unit mix is subject to market study confirmation and CHA approval. Twelve (12) of the units will be replacement public housing units converted to project-based vouchers or project-based rental assistance under HUD's Rental Assistance Demonstration (RAD) program. All 12 existing residents will be temporarily relocated. by CHA prior to demolition and will have the right to return upon project completion.

ADD:

b. The Redevelopment Vision

We are required to replace the existing public housing units one for one. The current unit mix is: 2 x 2-bds, 4 x 3-beds, and 6 x 4-beds.

CHA envisions replacing the existing 12 units with an approximately 80-unit, multifamily development with the following approximate unit mix: Revise below to include four-bedroom units.

One-Bedroom Units: approximately 25% of total units (~20 units)

Two-Bedroom Units: approximately 50% of total units (~40 units)

Three-Bedroom Units: approximately 25% of total units (~20 units)

The final unit mix is subject to market study confirmation and CHA approval. Twelve (12) units will be replacement public housing units converted to project-based vouchers under HUD's Rental Assistance Demonstration (RAD) program. Relocation is not necessary. The units are vacant.

DELETE:

d. Anticipated Financing Structure

The project is anticipated to be financed primarily through a 9% LIHTC equity raise, with additional potential sources including:

RAD conversion of 12 public housing units to a long-term Section 8 HAP contract

Construction and permanent debt financing

HOME Investment Partnerships Program or CDBG funds

Other state and local affordable housing resources as available

ADD:

d. Anticipated Financing Structure

The project is anticipated to be financed primarily through South Carolina Housing 9% Low-Income Housing Tax Credits (LIHTCs), together with other public and private financing sources.

VII. SCOPE OF WORK

DELETE:

B. Engineering and Technical Studies

Environmental Phase I Assessment, or confirmation that the current Phase I on file is adequate. If Phase II is indicated, the team shall notify CHA immediately.

Geotechnical investigation and preliminary foundation recommendation, addressing pile foundation feasibility, depth requirements, and any soil conditions that may affect constructability or cost.

ADD

F. Design Approach and Site Understanding

Provide a conceptual technical narrative demonstrating your team's understanding of this specific project and site. This section is a significant evaluation factor. Address:

- Proposed approach to building massing, orientation, and site utilization on the 2.037-acre urban infill site, including preliminary parking strategy
- Proposed foundation and structural approach, given the anticipated foundation requirement and Charleston's high water table and seismic zone considerations, and how foundation costs will be reflected in the estimate
- Strategy for navigating the City of Charleston BAR process and achieving design compatibility with the adjacent historic Grant Street neighborhood
- Proposed energy efficiency and green building certification approach
- Any site-specific challenges or constraints your team has identified and your proposed approach to addressing them in the design and cost estimate

VIII. PROJECT REQUIREMENTS

DELETE:

a. Building Program

- Approximately 80 units on a 2.037-acre urban infill site
- Unit mix: approximately 25% one-bedroom (~20 units), 50% two-bedroom (~40 units), 25% three-bedroom (~20 units), subject to market study and CHA approval.

ADD:

b. Building Program

- Approximately 80 units on a 2.037-acre urban infill site
- Needs to be Updated.

DELETE:

B. Design Standards

- Design must be compatible with the adjacent historic Grant Street neighborhood and is subject to City of Charleston Board of Architectural Review approval.

ADD:

B. Design Standards

- Design must be compatible with the adjacent historic Colin McK Grant Home property and is subject to City of Charleston Board of Architectural Review approval.

3. QUESTIONS AND ANSWERS

1. Question: Will CHA have an owner's representative or development partner for the project?

Answer: See Project Manual, Section VI. Item c. CHA as Developer.

2. Question: Is the intent to utilize the design that was approved by the BAR in October of 2025, or does CHA desire a new design for the project?

Answer: No. A new Design.

3. Question: The architectural design services outlined in the RFP only include Schematic Design and Design Development sufficient for SC Housing and BAR submittals. How will design services for future design phases such as Construction Documents, Permitting and Bidding/Negotiation, and Contract Administration (Construction Phase) be procured?

Will this be a separate RFP process after a successful LIHTC award? Or will CHA negotiate those services with the architect selected in this RFP?

Answer: Separate RFP process after a successful LIHTC award

4. Question: Will CHA contract separately with the required accessibility consultant, or should that be included in the architect's scope?
Answer: This should not be included with the architect's scope. CHA will procure these services directly, as SC Housing requires the Accessibility Consultant to meet specific qualifications and criteria.
5. Question: Based on previous LIHTC experience, an Energy Star consultant is typically not required for the SC Housing application, but this consultant may be needed prior to the application to help define design strategies. Will CHA contract separately for Energy Star consulting, or should that be included in the architect's scope?
Answer: Include in Architect's Scope
6. Question: Is a preliminary design schedule available for the project that includes milestone dates for design deliverables and anticipated BAR submittal dates?
Answer: No. Design schedule will be established to meet the 2027 application schedule.
7. Question: Does CHA anticipate obtaining BAR Preliminary Design approval prior to submitting to SC Housing?
Answer: Yes, for the Schematic Design.
8. Question: What is the construction budget for the project?
Answer: Not available at this time
9. Question: When will responses be provided for submitted questions?
Answer: It is CHA's procedure to issue Addendum at least seven days prior to due date.
10. Question: Will the submittal deadline be extended due to the July 4 holiday?
Answer: No. CHA is on a strict schedule.
11. Question: "the quality and specificity of the conceptual technical narrative. Evidence the team has studied the site's unique constraints. Realism of proposed massing, foundation and regulatory approach. Practicality and creativity of design concept relative to CHA's building program and the historic context."
We cannot find anywhere in the RFP where a narrative, massing, etc. is required. Can you please clarify?
Answer: See Item F. **Design Approach and Site Understanding above**, under Scope of Work on this Addendum

4. ALL OTHER INFORMATION REMAINS THE SAME

END OF ADDENDUM NO. 1