

Town of Eastham  
REQUESTS FOR PROPOSALS  
For the development and management of affordable rental housing  
On the Campbell-Purcell Property

**ANSWERS TO QUESTIONS  
APRIL 28, 2016**

**QUESTION 1:** We are not sure what is being requested in the RFP in Section VI.e. Submission Requirements. Plan for Project Design Phase (see Section III). Can you please explain what you want for a response?

**ANSWER 1:** Developers who will be submitting proposals may disregard item "e" under section VI.3 Submission Requirements. This item references a section entitled "*Project Design Phase*" which was included in a earlier draft version of the RFP. The Project Design Phase section was removed from the final RFP.

**QUESTION 2:** Completing and answering the referenced RFP requires significant time and expense and it appears from Section III, A that the parcels are awaiting an affirmative vote from the Annual Town Meeting on May 2nd . What assurances are given and what likelihood does the Town anticipate in receiving an affirmative vote to allow the 99-year lease for development of the parcels?

**ANSWER 2:** The Eastham Annual Town Meeting will be held on Monday May 2nd. The Town will notify all interested parties of the results of the vote on May 3rd.

**QUESTION 3:** The RFP indicates Brackett Road, a private way, is to be primary access. Do the parcels have deeded access to Brackett Road that permits unrestricted development access?

**ANSWER 3:** Brackett Road is a Town owned public way.

**QUESTION 4:** It appears a portion of parcel "A" is mapped as protected Priority and Estimated NHESP Habitats. Has the town worked out a plan with NHESP to mitigate that restriction?

**ANSWER 4:** The Town has not worked out a plan to mitigate the NHESP potential restrictions.

**QUESTION 5:** When will town water be available to the parcels for connection?

**ANSWER 5:** Town water is projected to be available at this site by December 2016.

**QUESTION 6:** Are town water connection fees applicable for these parcels /project?

**ANSWER 6:** There will be no connection fees for municipal water supply.

**QUESTION 7:** Eastham wastewater planning indicates there may be a sewer collection main passing (Route 6) the parcels. When may wastewater be available to the parcels?

**ANSWER 7:** Wastewater planning for the Town of Eastham is still in the preliminary stage. At this time, there is no definitive plan or timetable for providing wastewater for this site. As stated in the RFP under Section III.B - Property Description, the Town anticipates wastewater to be managed via an on-site package treatment plant or via individual systems depending on the total density of the site.

**QUESTION 8:** Is natural gas connection by commercial main available to the parcels?

**ANSWER 8:** Natural gas is not currently available at this site due to a moratorium on new connections put in place by National Grid. It is anticipated that the moratorium will be in place until 2019.

**QUESTION 9:** Is there a dollar estimate for infrastructure that the town is willing to contribute?

**ANSWER 9:** The Town is prepared to contribute up to \$400,000 in value towards general infrastructure. The Town will also waive 50% of the building department permit fees associated with the project.

**QUESTION 10:** Will there be available CPC funding for either affordable housing or recreation development?

**ANSWER 10:** Community Preservation (CPC) funds must be applied for through the CPC Committee. Applications must be approved by the Committee, funds must be authorized through a Town Meeting vote. Developers are welcome to apply for CPC funds.

**QUESTION 11:** Are there any 21E issues related to the site or on Holmes Road or Brackett Road?

**ANSWER 11:** The Town is not aware of any 21E issues related to the site or on Holmes Road or Brackett Road?

**QUESTION 12:** As the town is a member of CVEC, does this prevent the developer from using a private renewable energy source on the parcel?

**ANSWER 12:** No

**QUESTION 13:** It is understood that there will be no water system connection fees, but the water rates would be helpful to know when voted on by the Board.

**ANSWER 13:** Water rates will be established by October 2016. The estimated average water rate is \$300 or less per average household.

**QUESTION 14:** Are there septic failures in the surrounding businesses?

**ANSWER 14:** No, however, according to the Eastham Health Department, there are adjacent businesses that are utilizing advanced treatment systems and monitoring.

**QUESTION 15:** Will public water be available to the site?

**ANSWER 15:** Yes

**QUESTION 16:** We noticed online that this RFP was originally issued in late 2014. Were there any respondents at that time, and why did the project not move forward?

**ANSWER 16:** The 2014 RFP contained different parameters. This current RFP assumes the availability of public water supply to the site and also allows for higher densities.

**QUESTION 17:** Financial Capacity on Page 9... says in order to be rated “highly advantageous” you should include a Letter Of Credit (LOC) with the response “naming the project” ... I assume this LOC would be for the acquisition of the property, or the \$10,000 upfront payment? ... Could we just provide you with a copy of our bank statement showing the ability to make this initial upfront payment rather than then a LOC?

**ANSWER 17:** The Letter of Credit referenced under Section E - Financial, is related to the \$10,000 up-front payment. A bank statement showing a balance in excess of \$10,000 will be acceptable for this purpose.

**QUESTION 18:** The North Eastham Overlay District calls for “village style development”, and the RFP says the “Town wishes to see a cluster development”. Can you clarify what is intended by these quotes? And, if supportable, would a small amount of retail at the front of the site on Brackett be preferred or not by the Town?

**ANSWER 18:** The Town encourages an innovative design that makes creative use of the site and that fits within the intended purposes of the North Eastham Overlay District. While not a requirement, proposals that include a mix of uses on the site are acceptable.