

Addendum #2

A. COST / PRICING PROCESS

1) Is AHHP requesting a fixed \$/SF or completed cost model at the Feb 20 submission stage?

No. AHHP is not asking proposers to commit to a fixed \$/SF from an applicant. AHHP intends to establish the cost collaboratively with the chosen team. Part of the process will be utilizing the May 2026 3-day charrette using a Target Value Design approach. The home sizes currently discussed have ranged from 1300 to 2,000 sf. The homes should be moderately complex (not luxury, not tiny homes). Repeatability at any fixed \$/SF is the final goal.

AHHP's CLT pathway creates affordability by removing profit/markup and controlling the land cost and resale terms. The factory may also produce for the open market, where the value proposition is "high quality / great design / doing good," not "lowest sticker price."

2) Has AHHP set an A/E fee cap for the 1-year engagement?

No formal fee cap. The RFP identifies 4 specific structures to be designed.

Provide an itemized one-year fee aligned with the scope and timeline, with assumptions and exclusions clearly stated given evolving program parameters (size, typologies, manufacturing approach, and certification pathway)

3) How should teams price with incomplete square footage/program certainty?

The RFP identifies 4 specific structures to be designed.

There is no recommended price per square footage design expectations. Provide an itemized one-year fee aligned with the scope and timeline, with assumptions and exclusions clearly stated given evolving program parameters (size, typologies, manufacturing approach, and certification pathway).

B. WHAT IS EXPECTED BY FEB 20 (LEVEL OF DESIGN)

4) Are schematic designs required for the Feb 20 submission?

No. The Feb 20 submission is to identify qualifications + approach: proposed DfMA/factory-built strategy, team, relevant precedents, preliminary typology thoughts/breakdowns, schedule/workplan, and an itemized fee.

C. TIMELINE / CHARRETTE DATES

5) What is the current selection and interview timeline?

As indicated in the RFP the timeline is as follows:

- Submittal: 2/20/26
- Shortlist Notification: 3/6/26
- Required Interviews: 3/24-3/27 (scheduled according to team availability)
- Contract to be signed with the chosen team 4/6/26
- 3 Day Community Charrette: May 2026
- Final Design Development Decisions with AHHP will occur July 2026
- Final Deliverables Submitted: December 2026
- Third-party Review and Certification: February 2027
- If extension is needed an amendment to the agreement will be signed prior to February 2027

6) Should proposers provide May availability?

Please provide yes or no availability for:

May 11-13

May 20-22

May 27-29

D. SITE CONDITIONS / STRUCTURAL LOADS / FOUNDATIONS

7) Snow/wind load variation across potential deployment areas—how should design teams handle this?

At this stage, teams should describe their strategy no schematic designs are expected for the proposal.

8) Foundations: is foundation design in scope?

The RFP is primarily focused on the factory-built housing “kit” design package (manufacturability + transport/installation documentation). AHHP intends to standardize the building-to-foundation interface to support repeatable deployment across multiple sites and jurisdictions. Proposers should assume a standardized interface and a limited set of typical foundation options

E. LICENSURE / MULTI-STATE PRACTICE

9) If a team member is not licensed in all potential states, is that disqualifying?

Not necessarily disqualifying; proposers should disclose licensure status and explain how they will comply (reciprocity and/or partnering with local AOR/EOR as needed).

F. CONTEXT DOCUMENTS / LINKS

10) Where can proposers find the county housing reports and typology context?

Housing reports can be found at <https://ahhpva.org/reports/>. However those housing reports are only related to the 4-county region that the Wellspring Foundation of SWVA, as a place based foundation, provides grants. The final product produced at RidgeBuilt should be designed to be transferred throughout Virginia and to the greater Central Appalachia Region.

Ensuring that housing typology can be found throughout Central Appalachia is important to marketability. Typology could include (primarily single family homes) cottages, ranch, bungalow and cape cod. The home sizes currently discussed have ranged from 1300 to 2,000 sf. The product can be 1story or 2 story.

11) Is there an October workshop deck (or similar) that can be shared publicly?

No.

12) Is there a list/map of currently controlled parcels/sites?

This information is only relevant to the AHHP's development plans and is not relevant to the factory production.