



Addendum #1

RFP/Q # 43-22, Development of 1454 S Martin Luther King Jr. Avenue
08/18/2022

NOTICE IS HEREBY GIVEN that the following addendum serves to provide clarification and to answer the questions received on RFP/Q # 43-22, Development of 1454 S Martin Luther King Jr. Avenue.

Question 1: This property is not for sale and will be rewarded to the selected developer, correct?

Answer to Question 1: The property will likely be sold or donated to the successful developer. Terms of property transfer will be among the criteria that will be considered by the review committee.

Question 2: Are you looking for 3D renderings or video animations/virtual tours for this project?

Answer to Question 2: 3D renderings or video animations/virtual tours are not required. It's up to the proposer to determine an effective way to convey the visual characteristics of the proposed development.

Question 3: When it comes to the development and various funding sources, does that require any Davis-Bacon or Section 3 on the construction side?

Answer to Question 3: When using federal housing funds to assist with construction of 11 units or less, requirements under the Davis-Bacon act do not apply. Once the 12th unit (or more) is funded, the Davis-Bacon act applies to the entire project. The city's preference is to avoid triggering Davis Bacon requirements. This does not limit the project from having more than 11 units; any units exceeding 11 will have to be funded from another source. Section 3 requirements are triggered when federal funds totaling \$200,000 or more are contributed to the project. City staff will provide guidance related to Section 3 compliance.

Question 4: During the application process, does the respondent identify which sources of funding they would want to use in the proforma and narrative or will the City use funds that are readily available?

Answer to Question 4: In the proposal, it is expected that the Developer will identify the amount of funding they will request from the City and/or the County. Following the RFP/Q selection process, the City and County will communicate with the successful developer to determine the appropriate source(s).

Question 5: Is there any design standards that the Developer would need to adhere to?

Answer to Question 5: The Developer must adhere to the development standards in the City's Community Development Code as well as the Florida Building Code. Funding sources will not require additional design standards.

Question 6: The previous RFQ for single family units had energy efficiency criteria. Does this requirement apply to this RFP/Q as well?



Answer to Question 6: Energy efficiency is preferred but not required at this time.

Link to pre bid meeting: <https://us02web.zoom.us/rec/share/LRqqrZiju43YEEFg2-uWOgMmliR-3rFA0018Gc-x5C6H5-nTnNgDSfrGRjETotyz.WfpQX56HChoTzcgi?startTime=1660748536000>
Passcode: .#XY2h4B

End of Questions and Answers

All other dates and terms and conditions remain the same in this Request for Proposal and Qualifications.

End of Addenda