



## **ADDENDUM #1**

### **REQUEST FOR PROPOSAL**

### **DEVELOPER QUALIFICATIONS (RFP) # FY 2012-2013-CRA004 PUBLIC-PRIVATE DEVELOPMENT OF CRA PROPERTY (FOSTER ROAD & NORTH DIXIE HIGHWAY)**

**PLEASE NOTE RECEIPT OF ADDENDUM #1 BY SIGNING BELOW AND INCLUDING WITH YOUR FIRM'S SUBMISSION.**

Note: The Mandatory Pre-Proposal Conference sign in sheet has been posted to the City's website.

Note: A copy of the legal descriptions for the parcels has been posted on the City's website.

Question 1:

What is the density for this site?

Answer:

The maximum density permitted per the Foster Road Overlay Zoning is 25 dwelling units per acre.

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Question 2:

We were told the city is in the process of rezoning the site, what is the FAR for the city under the current zoning and what will it be under the proposed rezoning if approved?

Answer:

Current zoning permits up to 25 dwelling units per acre. There is no proposal at the moment to change the density.

Question 3:

What is the maximum height restriction for the site?

Answer:

The maximum height for the site is 30 feet to roof line or two stories for commercial use and 40 feet to roof line or three stories for mixed (residential and commercial) use.

Question 4:

Can you clarify the following tax incentives and cash incentives for:

- \* Master Developer
- \* Lean Holders
- \* Resident investors (people purchasing the affordable housing)
- \* Commercial Real Estate
- \* Retail stores

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Answer:

As mentioned during the pre-bid meeting, the only incentives being offered at this time are to the buyers of the residential units. The maximum amount of assistance will be determined based on their DTI and gap needed to get mortgage financing. Assistance provided by the CRA is not expected to exceed \$40,000 per unit.

As far as the retail stores, the CRA has a business incentive program under which businesses may apply for assistance to help with space build-out.

Question 5:

The 3.5 Mill. USD incentive coming from the HBCRA how is this incentive applied for and awarded over the 3 to 4 years that it is available? Will this be payable to the master developer and can this be counted on for cash flow and balance sheet purposes?

Answer:

There is no \$3.5M incentive coming from the HBCRA. Not sure where you got this idea.

Question 6:

Can you clarify the city requirements of 20k-25k Sq.Ft. of space?

What is the function of this space? Is it offices for city office use only or public receiving spaces, ie bill payment center etc? (important for parking requirements)

What does the city mean by an alternate as specified in page 15 of the RFQ – an alternative to the mix use commercial spaces on the site or as a requirement of the city to have allocated said Sq.Ft.?

Answer

The RFP clearly states that the City will consider relocating its Human Services Department to the newly developed site. This would render a long-term rental obligation for 20-25k s.f. of retail space.

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Question 7:

Is there a soil test for the city available?

Answer:

The only environmental testing done is reflected in the phase I environmental report performed in 2009. This report is one of the attachments.

Question 8:

Do you need Broward County Approval for environmental study and processing time or has this been approved already by the county?

Answer:

No, the County does not need to approve environmental studies of the site.

Question 9:

For LEED design purposes what are the public transportation access/stations in the area?

Answer:

The main roads that provide access to this site are North Dixie Highway/N.W. 1 Ave & Foster Road. All of them are public transportation (buses) routes, but I do not know exactly where the stations are in relation to the site.

Question 10:

Also for LEED purposes, if bike racks and rental stations for bicycles are provided can this reduce the number or required parking spaces?

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Answer:

It would not. The parking requirements are regulated by Code. However, the code does give some discretion to the Development Services Director when there are two separate uses (such as residential and commercial uses) that utilize parking at different times of the day. This will be reviewed on case-by-case basis. Further, staff would consider on-street parallel parking as part of meeting the code requirement, so long as those spaces are for public use.

Question 11:

Will the city be able to help us apply for local / state / and national incentives for energy efficiency, water conservation, or LED lighting for high efficiency buildings?

Answer:

This is a CRA project. To that end, the CRA (or the City) would be supportive of the successful applicants' effort to apply for other grants. However, our commitment to "help" you apply for such is conditioned upon our understanding of the scope of work.

Question 12:

What are the possibilities and cost associated with purchasing and/or developing a leasing agreement with the city for a parking lot in an adjacent lot for the first floor retail stores or for the housing?

Answer:

We are unable to answer this question, as it is hypothetical. In order to consider such a proposal, specific details would need to be provided.

Question 13:

Community Benefit Plan (CBP) - The different tiers and what they meet and what the percentage breakdowns stand for in relation to cost and incentives?

Answer:

I believe the RFP document is self-explanatory in regard to how the tiers are broken down.

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Question 14:

Please clarify the requirements for local sub-contractors to hire local residents and apprenticeship plans? Are you requiring the local contractors train local residents and hire local residents to participate in the construction of the project?

Answer:

Here again, the RFP document is self-explanatory in regard to the Community Benefit Plan, its intent, and how it can be applied in this project. Suggest that you carefully read the document.

**PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDING WITH YOUR FIRM'S SUBMISSION.**

**I ACKNOWLEDGE RECEIPT OF ADDENDUM #1:**

|           |  |
|-----------|--|
| Company   |  |
| Name      |  |
| Title     |  |
| Signature |  |
| Date      |  |

Sincerely,



Andrea Lues, Procurement Director