



ADDENDUM NO. 3

Date: June 9, 2023

To: Interested Developers

Solicitation No.: 2023-01-GPWG

Title: Redevelopment of Gibson Plaza / West Grove

This Addendum is and does become a part of the Redevelopment of Gibson Plaza / West Grove Request for Proposal

Revision of Date.

The following date is being extended:

- Proposal Submittal Date: 7/13/2023 at 3:00 p.m.

Site Visit Dates.

The following dates will be available for site visits for applicants interested in walking the properties. While this is not mandatory, proposers are encouraged to attend. A maximum of 2 attendees per proposer will be allowed.

- June 20, 2023, from 2:00 PM to 4:00 PM
- June 21, 2023, from 2:00 PM to 4:00 PM

Revision to Section 6.0 Attachments.

Replace Revised Section 6.0 Attachments for Addendum No. 2, in its entirety, with attached Revised Section 6.0 Attachments for Addendum No. 3. The changes to Section 6.0 in this addendum are:

- Site Plan for West Grove has been included.

Questions and Answers.

Q1. Is it correct that the Miami-Dade County-owned property on the west side of Douglas Road (NW 37th Avenue), located at 3707 Percival Avenue and comprising approximately 127,195 sq ft of land area (Miami-Dade property folio #: 01-4120-045-0010), is not included in the subject Gibson Plaza / West Grove RFP? If it is correct that Miami-Dade property folio #: 01-4120-045-0010 is not included in the subject Gibson Plaza / West Grove RFP, can you please advise if it is anticipated that Miami-Dade property folio #: 01-4120-045-0010 will be the subject of a separate RFP, and when it is anticipated that the separate RFP for Miami-Dade property folio #: 01-4120-

045-0010 would be issued?

A1. That is correct, the Miami-Dade County owned property located at 3707 Percival Ave (Folio No. 01-4120-045-0010) is not part of this RFP (2023-01-GPWG). At this moment the Department cannot anticipate having a separate RFP for this property located at 3707 Percival Ave (Folio No. 01-4120-045-0010).

Q2. The RFP section 1.1 states that “At least 100 RAD units should be included in the proposed Developments.” How are the 100 units being distributed between Group 1 and 2. Keep in mind that group 2 is double the lot size of group 1.

A2. Faircloth allocations are anticipated to be as listed below:

Group 1: 46 Faircloth Units.

Group 2: 54 Faircloth Units.

Q3. The RFP makes multiple references to a “Proposer’s Information Section”, but it is not included within the RFP document. Is that a separate document that will be made available with the Project Site Attachments? The link provided in the RFP for the Project Site Attachments has a folder for Proposer Information and Required Forms. However, the forms reference a different RFP. Are we to use those forms and ignore the RFP reference or will updated forms specific to this RFP be issued?

Several members of our team have tried to download the Addendum #2 that was posted on the website yesterday, but we get an error message and are unable to download the document. Please advise.

A3. The Proposer Information Section is a separate document that can be found under Section 6.0 Attachments. The link containing all Section 6.0 documents is in the attached Revised Section 6.0 for Addendum 3.

Please be informed that posted Addendum No. 2 has been corrected and can be opened and downloaded from our website at <https://www.miamidade.gov/global/housing/requests.page>

Q4. Has Miami-Dade County had a recent Section 18 approval with DDTF funds that can be allocated to RAD rents?

A4. No. DDTF funds will not be eligible because RAD units will be included.

Q5. What are the current utility allowances for Group 1 and Group 2?

A5. Utility allowances change every year. Currently they are:

Group 1 – Effective July 22, 2023, for Studios is \$48.00 and for 1 BR is \$62.00.

Group 2 – Current until November 16, 2023, for 3 BR is \$215.00 and for 4 BR is \$335.00.

Q6. Has PHCD requested a Notice of Anticipated RAD Rents (NARR) through the RAD Resource Desk to receive rents for a potential Faircloth-to-RAD project for Group 1 and Group 2?

A6. No, the NARR has not been requested. For your analysis please use the following estimated RAD Rent.

Unit Size	RAD Contract Rent Estimate 2023
0 BR	\$498
1 BR	\$565
2 BR	\$703
3 BR	\$925
4 BR	\$1,096

Q7. May PHCD, please provide demographic information of residents and AMI levels for Group 1 and Group 2?

A7. These properties currently operate under a Housing Assistance Payment (HAP) Contract under the US HUD Project Based Section 8 multifamily program, and there are no AMI set-aside units. Demographic information can be found below:

Group 1 – Black 4%, White 96%.

Ethnicity: Hispanic 97%, Non-Hispanic 3%

Group 2 – Race: Black 66%, White 34%.

Ethnicity: Hispanic 34%, Non-Hispanic 66%

Q8. May PHCD, please provide site plans or surveys for Group 2?

A8. Site plans have been provided for both groups in attached Revised Section 6.0 for Addendum 3.

Q9. May PHCD, please consider extending the proposal deadline by 14 - 28 days, given the corrected Project Site Attachments were submitted on 5/23/23, 28 days after the Solicitation was released on 4/25/23? This information was critical to Proposers' analysis and due diligence for Groups 1 and 2 and the additional time will provide higher quality submissions.

A9. The submittal deadline is being extended in this addendum no.3 until 7/13/2023.

Q10. Our team will all be in Miami on June 9, and we'd like to schedule a site visit of these two properties. Would it be possible to arrange a site visit for 1 PM or later on Friday June 9?

A10. Due to already scheduled Real Estate Assessment Center (REAC) physical inspections for June 9, 2023, the site visit cannot take place that day. However, two site visits have been scheduled and dates are provided above in this addendum under Site Visit Dates, and below.

- June 20, 2023, from 2:00 PM to 4:00 PM
- June 21, 2023, from 2:00 PM to 4:00 PM

All terms, covenants and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.

Miami-Dade County,

Indira Rajkumar-Futch

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PHCD Procurement Contracting Manager

cc: Clerk of the Board
Terrence Smith, Assistant County Attorney

6.0 ATTACHMENTS

The following corresponding Attachments for each Project Site are provided, when available, at this link [Project Sites Attachments](#):

- Existing Gibson Plaza Site Plan Drawings
- West Grove Site Plan
- Resident Engagement Meeting Presentation
- HAP Contracts
- Occupancy by Units (Rent Rolls)
- Occupancy by Units

Exhibit C – HUD-5370 General Conditions for Construction Contracts - Public Housing Programs

Exhibit D – HUD-5370-C General Conditions for Non-Construction Contracts, Section I

Exhibit E – Indemnification, Insurance, and Bond Requirements

Proposal Submission Package:

- Proposer Information Section
 - Form 1 – Revenue and Income Streams Proposal
 - Form 2 – RFTE Program Responsible Contractor/Subcontractor Affidavit Form (RFTE 1)
 - Web Forms – Proposal Submittal Form, Subcontracting Form, Lobbyist Registration Form, & Contractor Due Diligence Affidavit
 - Suspension and Debarment Certification Form
 - Byrd Anti-Lobbying Amendment Certification Form
 - Exhibit A – HUD-5369-B, Instructions to Offerors, Non-Construction & HUD-5369-C, Certifications and Representations of offerors, Non-Construction Contract
 - Exhibit B – Section 3 Requirements for Procurement Contracts, Document 00400 – Section 3 Economic Opportunity and Affirmative Marketing Plan, Document 00450 – Contractor/Subcontractor Estimated Project Work Force Breakdown; and Document 0200-Section 3 Business Preference Claim Form (Only if claiming Section 3 preference).
- Note: Proposers are advised that the requirements of this solicitation exceed the Section 3 requirements of the HUD Act of 1968.