



ADDENDUM NO. 4

Date: October 19, 2023
To: Interested Developers
Solicitation No.: WOPR-01295-06
Title: Redevelopment of Properties under the Rental Assistance Demonstration Program

This addendum is and does become a part of the Redevelopment of Properties under the Work Order Proposal Request (WOPR) for the Rental Assistance Demonstration Program.

Revision to Section 2.2.f.1 through 9 – Natural Disaster Plan

This section has been removed in its entirety. Sites included in this WOPR are exempt from the Natural Disaster Plan requirements in Resolution R-617-18.

Revision to Exhibit B Section 3 Requirements

Exhibit B is replaced in its entirety by the attached.

Questions and Answers.

Q1. Section 2.2K of the WOPR shows that there are 148 units that currently exist in the properties [at Victory Homes] included in the WOPR. However, the rent roll provided shows 144 units - 112 occupied and 32 vacant. Please confirm that there are in fact 144 units that need to be replaced and the applicable bedroom count.

A1. Confirmed. The corrected bedroom mix is as follows:

(90) 2-BR
(46) 3-BR
(8) 4-BR
144 total units

Q2. Section 2.2(f) of the WOPR provides: *"The Selected Proposers shall provide a written natural disaster plan that complies with Resolution No. R-617-18 and addresses activities required before, during, and after a natural disaster."*

- a. Please confirm that 2.2(f) only applies to elderly housing as stated in R-617-18.
- b. Does the exemption of public housing redevelopment contained in Section 5 of R-617-18 apply, and if not, why?

A2. Please see Revision to Section 2.2.f.1-9 above. The sites included in this WOPR are exempt from the requirements of Resolution R-617-18. Proposers should be aware of any requirements from other funders or other bodies which may have disaster plan requirements which may apply.



Q3. Section 2.2(n) of the WOPR provides: *"On October 29, 2019, the Board adopted Resolution No. R-1176-19, which established the Rental Assistance Demonstration (RAD) Education Program for public housing residents, resident councils, the Overall Tenant Advisory Council (the jurisdiction-wide resident council in Miami-Dade County), advocates, and the community at large, the Board directed, among other things, the construction of model units on the County's public housing sites by the County or private developers competitively selected by the County that can be viewed by residents and other interested parties. Accordingly, the Selected Proposer for each group shall construct a model unit either on site or in close proximity (one mile or less) to the Project Site(s) that is fully functional and furnished. This model unit shall be constructed within 90 days of completion of consultation with residents on design of the building and units. Due to zoning changes and other governmental requirements, PHCD may extend the completion period for the model unit."*

In addition to the questions presented previously, if the model unit is required, it is our understanding that not all RAD developments since the adoption of resolution No. R-1176-19 have complied with this requirement. (e.g., SoMi Parc, Culmer, Rainbow Village, Homestead Gardens) were these projects granted waivers granted? If so, please outline the process for obtaining one.

A3. Waivers have not been requested or granted for the referenced projects. As referenced in Section 2.2(n), PHCD may extend the completion period for the model unit.

Q4. As a follow up to our previous question regarding Section 2.3 of the WOPR (question 10(c)) and the Project Attachments, If the Newburg warehouse is part of that site, is PHCD requiring that proposers provide alternative warehouse space? If not, will PHCD award bonus points for the provision of a firm commitment of alternative warehouse space at a mutually agreeable cost?

A4. PHCD does not require proposers to provide alternative warehouse space. PHCD will not award bonus points for the provision of alternative warehouse space. PHCD will coordinate with the selected proposer on the timing and conditions for turning over the portion of the site containing the warehouse.

Q5. We would like to modify the previously presented question #7 as follows: Section 2.7 of the WOPR Provides:

"Projects are subject to the County's Sustainable Buildings Program provisions in Chapter 9 of the Code of Miami-Dade County, Sections 9-71 through 9-75 together with Miami-Dade County Implementing Order IO 8-8, as managed by Miami-Dade County Office of Resilience within the Regulatory and Economic Resources Department. Projects must conform to planning, zoning, and building requirements of applicable local jurisdiction and requirements and other applicable Miami-Dade County requirements, requirements of the Florida Building Code, Miami-Dade County requirements, the requirements imposed by this Solicitation, along with any negotiated lease agreement between the County and the Selected Proposer. Required sustainable design elements will include at least the minimum of Leadership in Energy & Environmental Design (LEED) Silver certification for new construction or rehabilitation projects. Project shall be



certified by a Professional who is LEED Certified or by a similar adequate and appropriate professional. Pursuant to Implementing Order 8-8, the requirement for applying the appropriate LEED Silver standard may be modified due to special circumstances of the Development. Such modification shall be for the express purpose of ensuring the use of the most appropriate or relevant rating standard, and shall not, in any way, exempt the requirement to apply green building practices to the maximum extent possible. This substitution process shall be administered by and through the County's Office of Resilience Sustainability Manager."

Please confirm that the required silver sustainable elements can be based on the Florida Green Building Certification rather than LEED subject to the review and approval by the County's Chief Office of Resilience Sustainability Manager.

- A5. Approval of a substitute standard is solely under the purview of the Sustainability Manager.
- Q6. Beyond the minimums set by Section 3 (24 CFR Part 75) and administered by HUD, does PHCD have minimum Section 3 requirements? If so, what are they?
- A6. Please refer to Exhibit B- Section 3 Requirements for Procurement Contracts, as replaced by this addendum.
- Q7. Technical Criteria #8 in section 4.2 of the WOPR provides:

<i>Technical Criteria</i>	<i>Points</i>
<i>8. Firm commitments for total number of Section 3 jobs to be created and breakdown by trade during construction and post-construction, strength of evidence and documentation (Proposer Information Section 5).</i>	<i>90</i>

How will the 90 points for Section 3 commitments under Technical Criteria #8 be awarded? Is there a minimum Section 3 commitment and if proposers meet or exceed the commitment, will they be awarded all 90 points or will PHCD rank the commitments made by the proposers and award points on a sliding scale?

- A8. The Selection Committee will award points on a sliding scale.

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
Indira Rajkumar-Futch
PHCD Procurement Contracting Manager

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