



ADDENDUM NO. 3

Date: March 29, 2023
To: Interested Developers
Solicitation No.: WOPR-01295-04
Title: Redevelopment of County Properties under the RAD Program

This Addendum is and does become a part of the Redevelopment of County Properties under the RAD Program.

Subject: WOPR-01295-04 Additional Questions and Answers

Q1: Upon submission, what is the County's timeframe for evaluation, negotiation, and confirmation of award?

A1: Evaluation: 30 days; Negotiation: 30 days; BCC Approval: 60 days
Approx. Total: 120 days. The indicated days are an approximation and can fluctuate.

Q2: Will the County accept LEED Silver equivalent certifications like the National Green Building Standard?

A2: Per 2.7 Design and Development Guidelines:

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.

Q3: Can the County please confirm which units, if any, have been vacant for more than 2 years?

A3: Only two units at Venetian Gardens were vacant prior to March 2021, listed below:

Development Name	BR Size	Vacant since	Address
042-Venetian Gardens	3	11/28/2019	16211 N\W 38 Pl, OPA LOCKA, FL 33054
042-Venetian Gardens	4	10/10/2018	16105 NW 38 Pl, OPA LOCKA, FL 33054

Q4: Per section 2.12, can you please provide the CHAP award letters from HUD indicating the RAD contract rents for each project? The original Project Sites Attachment was incorrect in the WOPR and I do not see this in the Addendum 1 link. Please advise if I am mistaken.

A4: CHAPs have not been issued yet.

Q5: Would the County consider extending the deadline by 1 week instead of the previously asked 60 days? This would be greatly appreciated and strengthen overall applicants' proposals.

A5: PHCD will grant the one-week extension making the due date of the proposal submission April 13th, 2023 at 10:00 A.M.

Q6: If I may ask one more, what utilities are included in the current rents and can the utility allowances per site be provided?

A6: The requested utility allowances are attached

Q7: I would like to make sure I understand the Cone of Silence correctly. Are we able to speak with the local municipalities (City of Opa Locka, City of Miami Gardens) regarding zoning/rezoning or would this be in violation of the Cone of Silence?

A7: The Cone of Silence is in effect. As such, discussions regarding the Solicitation are strictly prohibited. However, discussions regarding zoning and rezoning of the respective locations are applicable without mention of the solicitation.

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