



**ADDENDUM NO. 2**

**Date:** September 15, 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 1.10-Compliance with Local, State and Federal Requirements**

As part of the County’s move towards a Purpose-Driven Procurement Approach, Proposers should review additional policies, Administrative & Implementing Orders (AOs & AIs) and aspiration goals to ensure proposals incorporate any requirements.

County Policy	Legislation
<b>Special Considerations</b>	
A. Buy American Iron and Steel Products Procurement Program	<a href="#">Section 2-8.2.6.1 of the County Code</a>
<b>Small Business Enterprise Programs</b>	
A. SBE Architecture & Engineering Program	<a href="#">Section 2-10.4.01 of the County Code and IO No. 3-32</a>
B. SBE Construction Program	<a href="#">Section 10-33.02 of the County Code and IO No. 3-22</a>
<b>Equity, Inclusion, and Worker Protection</b>	
A. Responsible Wages and Benefits	<a href="#">Section 2-11.16 of the County Code and IO No. 3-24</a>
B. Community Workforce Program	<a href="#">Section 2-1701 of the County Code and IO No. 3-37</a>
C. Employ Miami-Dade Program	<a href="#">AO No. 3-63</a>
D. Residents First Training and Employment Program	<a href="#">Section 2-11.17 and IO No. 3-61</a>
E. EmployABILITY 305	Resolution No. R-230-22 and EmployABILITY 305



F. Americans with Disabilities Act (ADA)	<a href="#">42 U.S.C. §12101, et. seq. and AO No. 10-10</a>
G. Disclosure of Discrimination Lawsuits	<a href="#">Resolution No. R-828-19</a>
H. Contractor Safety History	<a href="#">Resolution No. R-1181-18</a>
<b>Resilience</b>	
A. Sustainable Buildings Program, Envision and/or LEED Certified construction requirements, including “prescriptive” measures like cool roofs, electric vehicle charging, solar evaluation, and energy star certified products	Chapter 9, Article III, Sustainable Buildings Program; Section 9-71 through 9-75 of the County Code; <a href="#">IO No. 8-8</a> ; Sections 33-122.5 and 30-16 County Code; and Resolution Nos. <a href="#">R-1101-15</a> , <a href="#">R-1103-10</a> , <a href="#">R-54-18</a> , <a href="#">R-228-09</a> / <a href="#">R-918-12</a> / <a href="#">R-795-12</a> , Mayor Report EV Charging Stations
B. Sea Level Rise	Resolution No. R-451-14 and Ordinance No. 14-79, codified in Section 2-1 of the County Code as Board of County Commissioners Rule 5.09 Statement of consideration of sea level rise
C. Tree Canopy Enhancement	<a href="#">CDMP CON-8M</a>
D. Cool Pavements	<a href="#">CDMP LU-10I</a>
E. Reduction of Greenhouse Gas Emissions	<a href="#">CDMP Objective LU-10 and Policies LU-10A-K</a>
F. Reduction of the Impacts of Climate Change	<a href="#">CDMP Objective LU-13 and Policies LU-13A –LU-13I</a>
G. Life Cycle Cost Analysis	<a href="#">AO 11-3</a>
H. Policy Favoring Waste Reduction	<a href="#">Resolution No. R-374-03</a>
I. Solar Hot Water and Solar Photovoltaic Feasibility Evaluation	Resolution No. <a href="#">R-303-17</a> and Solar Feasibility Study



## Revision to Section 2.2(e) – Project Requirements

- Delete Section 2.2 (e) of the WOPR in its entirety and replace with the following:

*Selected Proposer for each group shall provide an emergency generator that will power code-required emergency items in the building, in addition to providing power for ninety-six (96) hours of operation without refueling, at a community room and a community area kitchen, within the Project Sites. An additional twenty (20) bonus points will be given, under the Proposer's approach evaluation, for projects that provide emergency power to all the residential units included in phases that include Rental Assistance Demonstration and/or Section 18 units within the Project Sites.*

## Questions and Answers.

Q1. Section 2.2 (h) of the WOPR provides: "New units to be equal to or larger than existing units' size". Please confirm that unit size will be measured by number of calculated bedrooms and not the square footage of existing units.

A1. Section 2.2(h) is related to square footage. For example, a new one-bedroom unit should have equal or greater square footage than the one-bedroom unit it is replacing.

Q2. Section 2.2(k) of the WOPR provides: "Additionally, Proposers shall assume that the same percentage of bedroom counts as currently exists in the units is to be provided for the new RAD units (see chart below). When necessary, the Selected Proposers will be required to provide right-size units, accommodating an existing resident household's legitimate and PHCD-approved need for a larger bedroom count unit in their new replacement unit." Please confirm that the selected proposer will only need to replace the existing units based on the number of calculated bedrooms for their existing unit.

A2. The County is not asking Proposers to perform a right-sizing analysis in responding to this WOPR. However, the Proposers should assume the same unit mix as shown in the Existing Bedroom Mix column indicated in Section 2.2(k), including vacant units, is to be provided for the new RAD units. Proposers should be aware that unit mix for replacements may change over time to accommodate changes in family compositions of households with a right to return.

Q3. Section 2.2(e) of the WOPR provides: "Selected Proposer for each group shall provide an emergency generator that will power code-required emergency items in the building, in addition to providing power for ninety-six (96) hours of operation without refueling, at a community room and a community area kitchen, within the Project Sites. An additional twenty (20) bonus points will be given, under the Proposer's approach evaluation, for projects that provide emergency power to all the residential units included in phases that include public housing units within the Project Sites." Please define what "emergency power to all residential units" entails and how a Proposers may obtain the additional 20 bonus points.

A3. The project requires an emergency generator capable of providing power to the community room and a community area kitchen of the building for a minimum of 96 hours of continue operation without refueling for emergencies involving a power outage. The proposer can obtain a 20 bonus points if its proposal includes a generator capable of providing uninterrupted power for 96 hours to all residential units included in phases that's inclusive of Rental Assistance Demonstration and/or Section 18 units. Depending



on the power required due to the size of the building (number of units), the proposer can provide one generator or multiple generators to meet both criteria's (the required generator to power the community room and a community area kitchen, and the bonus criteria to power the residential units). All proposals that meet the bonus criteria will receive the 20 bonus points, as shown on Section 4.2 – Evaluation Criteria, Bonus Criteria. Additionally, this applies to all residential units included in phases for the Rental Assistance Demonstration as well as Section 18 units in the new development. Please refer to change no. 1 above in this addendum.

Q4. 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."*

- a. Please confirm that a developer may satisfy this requirement by providing a virtual model in lieu of a physical model before closing.
- b. Please confirm that the physical model unit can be constructed within the superstructure of the first phase of the development.

A4. A virtual model does not satisfy the requirement but may be provided should the developer desire to do so. However, a fully functional and furnished model unit is required. The model unit may be constructed within the superstructure of the first phase of the development.

Q5. Section 4.2 (12) of the WOPR provides that an additional 200 points would be provided to a developer that includes adjacent property in the proposal.

- a. How does the County define adjacent? Would a property across the street qualify?
- b. How does the County intend on qualifying these 200 points? Would a developer who has one adjacent property qualify for all 200 points or are these points granted on a sliding scale depending on how much adjacent land a developer provides on the property?

To qualify for these points, will a developer need to demonstrate that the adjacent property would materially benefit the development program? Or would any adjacent property qualify? For example, would a single-family property be given the same weight as a commercial property?

A5. The County will consider property(ies) "adjacent" if it is in direct contact on one or more sides with the boundaries of the target public housing development site. A property across the street would not qualify but would qualify under Section 4.2(13) for a bonus of up to 50 points. The County will grant points on a sliding scale depending on the material benefit a property or properties would provide to the development



program. Material benefit could consist of a better site layout, increased amenity space, additional units, or the like.

Q6. Section 4.2(13) of the WOPR provides that an additional 50 points would be provided to a developer that includes property within a ½ mile in the proposal.

- a. How does the County intend on administering these points? Is it 50 points per property included in the proposal or 50 points total?
- b. Are these points to be given on a sliding scale, depending on the property's value to the development program? Said differently, to qualify for these points, will a developer need to demonstrate that the property within a ½ mile would materially benefit the development program? For example, would a single-family property be given the same weight as a commercial property?

A6. The maximum number of points available for this criterion is 50. The County will grant points on a sliding scale depending on the material benefit a property or properties would provide to the development program or community. Material benefit could consist of additional units, increased amenity space, community space, or the like.

Q7. 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.

A7. Please refer to Miami-Dade County Implementing Order 8-8. Section VI.A.3.B. Substitution of Standard.

Q8. Section 2.16 of the WOPR provides: *"In addition to services required for architectural/engineering, financial, legal, property management, transfer/relocation, zoning and any other required services to fully implement the required redevelopment, the awarded developer for each group, subject to PHCD and HUD approval, shall procure a general contractor (using a competitive low-bid process or submission of identity of interest waiver when the contractor is affiliated with Proposer) that*



*has the experience, bonding and Insurance capacity to build the proposed project. Bonds and Insurance shall comply with the standards outlined in Exhibit E, herein."* Can the competitive low-bid process referenced above be at the subcontractor basis rather than the general contractor basis?

A8. The requirement is for the General Contractor as stated in Section 2.16 of the WOPR; however, the proposer is free to use any selection process for the subcontractors. Note that if the General Contractor is affiliated with the proposer, the proposer can submit an identity of interest waiver request as specified in this same section.

Q9. Regarding the Project Site Attachments, some questions below:

- a) In regard to the Excel Sheets provided in the Site Information Folder designated as "Demographics," please confirm that the bedroom number labelled as "calculated bedrooms" are the number of bedrooms developer would be required to provide for the RAD units.
- b) The Site Information Folder provides a Site Plan for the Newburg site. Please confirm that the warehouse that is part of the Newburg site is part of this WOPR.
- c) The rent roll provided for Victory Gardens within the Site Information Folder shows a total of 144 units at Victory Gardens. However, as of July 1, 2023, 112 of these units are occupied and 32 are vacant. We assume we are required replace/relocate the 112 occupied units in the early phases of the project whereas the vacant units can be incorporated into a later phase of the project.

A9. Responses to these questions are as follows:

- a) Please disregard this column. See response to Item A2.
- b) Yes, the warehouse is included in the Newburg site and is made available as part of this WOPR.
- c) Proposers should assume that all units, including vacant units, will need to be replaced. The selected developer will work with County staff, residents, and other stakeholders on phasing and relocation plans that comply with RAD requirements and the Uniform Relocation Act (URA) and minimize disruption to residents.

Q10. Section 2.2 (d) of the WOPR provides: *"No phase of the Project shall contain more than fifty percent (50%) of its units as RAD units, as the County has the goal of providing a mix of unit types throughout as many phases as possible. This mix requirement is to be achieved across all phases until all the one-for-one replacement public housing units are developed. This requirement is contingent on the site's current as-of-right zoning allowing for additional density to be added when necessary, or a rezoning solution being pursued. Converting RAD replacement units, as well as any Affordable Housing units, must be interspersed throughout the projects, in all buildings for all phases, and shall be indistinguishable from market-rate units, from the outside of the units."* Taking section 2.2 (d) into account, can a Developer replace 100% of the occupied RAD units (as clarified in 11(d) above) in one phase if 100% of the RAD units is less than 50% of the that phases total units? As an example, if there are 112 occupied RAD units to be replaced, can we replace all 112 in a 300-unit building?



A10. No. Converting RAD replacement units, as well as any Affordable Housing units, must be interspersed throughout the projects, in all buildings for all phases, and shall be indistinguishable from market-rate units, from the outside of the units.

Q11. Does the County have a preference for PBV or PBRA for the RAD Conversion?

A11. Conversions will be to PBV contracts.

Q12. For Group 2 sites, may the County please consider creating a separate group for the Victory Homes site? By grouping so many sites together with the largest site, this limits the number of proposers that can bid the group to the same "top players", hindering the competitive process and creativity that others may bring to the table.

A12. Presently, the County is not willing to make the proposed change. The County makes best efforts to issue WOPRs containing groupings of various sizes to encourage interest from all proposers in the prequalification pool.

Q13. Can the County please advise on the RAD rents to use in our analysis and applicable utility allowances for each RFP site?

A13. Proposers should assume the following RAD rents, with the understanding that the numbers are estimates that will be confirmed upon the issuance of a CHAP. Rents for Gwen Cherry 06 are based on an issued CHAP.

**Emmer Turnkey**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
0	\$793	\$68	\$861
1	\$900	\$101	\$1,001

**Gwen Cherry 20**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
0	\$777	\$68	\$845



**Peters Plaza**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
0	\$793	\$68	\$861
1	\$900	\$101	\$1,001

**Victory Homes**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
2	\$1,046	\$135	\$1,181
3	\$1,375	\$172	\$1,547
4	\$1,630	\$210	\$1,839

**Newberg**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
1	\$883	\$101	\$984

**Gwen Cherry 22**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
0	\$777	\$68	\$845

**Gwen Cherry 06**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
2	\$1,076	\$146	\$1,222
3	\$1,434	\$179	\$1,613
4	\$1,722	\$212	\$1,934

**New Haven Gardens**

Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
1	\$883	\$101	\$984
2	\$1,097	\$135	\$1,233
3	\$1,445	\$172	\$1,616
4	\$1,711	\$210	\$1,921
5	\$1,968	\$249	\$2,217





**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