

**DEPARTMENTAL INPUT
CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION**

Rev 1

<input checked="" type="checkbox"/> New contract	<input type="checkbox"/> OTR	<input type="checkbox"/> CO	<input type="checkbox"/> SS	<input type="checkbox"/> BW	<input type="checkbox"/> Emergency	Previous Contract/Project No. N/A
<input type="checkbox"/> Re-Bid	<input type="checkbox"/> Other	LIVING WAGE APPLIES: __YES <input checked="" type="checkbox"/> NO				

Requisition/Project No: RFP-01082

TERM OF CONTRACT: 75 YEAR(S) WITH 0 YEAR(S) OTR

Requisition/Project Title:- **Redevelopment of Culmer Place & Culmer Gardens**

Description: The County is soliciting proposals from developers who have the experience and capacity of constructing, maintaining, and operating multifamily housing for the redevelopment of Culmer Place, and Henry Reeves Park ("Reeves Park").

User Department(s): Public Housing and Community Development (PHCD)

Issuing Department: ISD Procurement Contact Person: Manny Jimenez Phone: 305-375-4425

Estimated Cost: \$50,000,000 Plus Funding Source: Mixed-finance by Developer, Including Federal Loans and other Subsidies REVENUE GENERATING: Yes

ANALYSIS

Commodity/Service No: 90638 General Construction – Architectural; 90698 Building Better Communities 906-07 - Architect Services, Professional; 918-63 - Housing Consulting; 925-17 - Civil Engineering; 925-33 - Engineer Services, Professional; 925-37 - Facilities Design Services, Engineering; 925-44 - General Construction: Management, Scheduling, Cost Estimation – Engineering; 925-61 - Land Development and Planning/engineering; 952-78 - Safe Housing SIC:

Trade/Commodity/Service Opportunities

Contract/Project History of Previous Purchases For Previous Three (3) Years
Check Here if this is a New Contract/Purchase with no Previous History

EXISTING 2ND YEAR 3RD YEAR

Contractor:	N/A		
Small Business Enterprise:			
Contract Value:			
Comments:			

Continued on another page (s): ____ Yes No

RECOMMENDATIONS

SBE	Set-Aside	Sub-Contractor Goal	Bid Preference	Selection Factor
		%		
		%		
		%		
		%		

Basis of Recommendation:

Signed: Manny Jimenez

Date to SBD: 09-27-2018

Date Returned to PM: _____

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

**SCOPE OF SERVICES
Redevelopment of Culmer Place & Culmer Gardens**

2.1 Introduction/Background

Miami-Dade County, hereinafter referred to as the County, as represented by the Internal Services Department, Strategic Procurement Division on behalf of the Miami-Dade County Public Housing and Community Development (PHCD) Department, is soliciting proposals from developers who have the experience and capacity of constructing, maintaining, and operating multifamily housing for the redevelopment of Culmer Place, and Henry Reeves Park ("Reeves Park").

The purpose of this Solicitation is to maximize and expedite the development potential of the subject sites, and provide a financial return to the County, while increasing the supply of quality affordable housing inclusive of public housing, for the residents of the County.

The County seeks to match qualified developers who have successful experience in obtaining project financing and can aggressively pursue all available funding sources, which may include the Florida Housing Finance Corporation (FHFC) funding, including but not limited to Low Income Housing Tax Credits (LIHTC) and State Apartment Incentive Loan (SAIL), as well as any other funding sources; Federal Home Loan Bank (Affordable Housing Program (AHP) and Community Investment Program (CIP)), New Market Tax credits, EB-5 program, etc., in addition to any other funding which may be available from private foundations, corporations, etc. The Culmer Place and Culmer Gardens sites are located within an approved census tract by Governor Rick Scott for Opportunity Zone Funding via the Tax Cuts and Jobs Act. The County seeks qualified developers to make the Project financially viable, meet stated objectives and requirements of this RFP, in addition to minimizing funding sources (Surtax, etc.) from The County.

The County seeks Proposers who can provide employment opportunities for very low-, low-, and moderate-income residents, and improve the quality of life through the development of Project Site, as described below. The County seeks firm commitments in the hiring and training of very low-, low- and moderate-income individuals, Section 3, minority and women-owned business participation, resident job training, job creation and other initiatives as further enumerated in this RFP. Additionally, the County seeks a developer which can incorporate the Rental Assistance Demonstration (RAD) program for the public housing units (see also Section 1.4 – Definition for RAD).

Currently, the County is anticipating entering into a land exchange with the City of Miami, in which the County will convey any and all right, title, and interest in the Culmer Gardens property to the City of Miami, in exchange for the County taking fee simple ownership in the City of Miami's Henry Reeves Park. As a result of the planned exchange of properties, in response to this RFP, Proposers should anticipate developing on the Henry Reeves Park property, as well as on the Culmer Place property (together defined as the "Project Site"). Proposers will not develop any housing on the Culmer Gardens property. Further, the Proposers should evaluate changing the zoning on the Project Site in an effort to gain the maximum amount of height and density possible for the Project Site.

The existing Culmer Place site (folio number: 01-0101-010-2030) has approximately 13.6 acres, Culmer Gardens (which include the following folio numbers: 01-0106-090-1010, 01-0106-080-2080, 01-3137-030-0060, 01-3137-030-0050, 01-3137-030-0040, 01-3137-030-0030, 01-3137-030-0020, and 01-3137-030-0010) contains approximately 6.4 acres, and Reeves Park (consisting of folio numbers: 01-0101-010-2020 and 01-0101-010-2031) contains

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

approximately 3.64 acres. Culmer Place contains 151 existing public housing units and Culmer Gardens contains 75 existing public housing units. There is an existing community center management office at Culmer Place and Reeves Park.

The County will retain ownership of the land and may participate in partnership arrangements with the company that owns the improvements. Miami-Dade County expects to share in any revenue generated by the new development at the Project Site. This may include, but is not limited to ground lease payments, net revenues, share of developer fees, and other sources as may be provided by developers in their proposals.

The County anticipates entering into developer agreements, that contemplate the execution of additional HUD and County required mixed-finance and other related documents, including but not limited to a short-term property ground lease agreement of up to eleven (11) months to provide the Selected Proposer with site control of the Project Site, in order to apply for funding and a long-term property ground-lease, which complies with all applicable federal, state and local requirements, with the Selected Proposer subject to the Selected Proposer successfully obtaining the financing to make the Project financially viable. The terms of any long-term agreement, consisting of a total period of up to a seventy-five (75) year, will be negotiated with the Selected Proposer based on the total value of the development at the County's sole discretion.

2.2 Minimum Qualifications Requirements of Development Team

The Selected Proposer shall have a Development Team that meets all applicable license(s) and registration in the State of Florida, the following represent just the minimum requirements:

1. Architect(s) licensed and registered in the State of Florida as required by Chapter 481, Part I of the Florida Statutes, Architecture.
2. Landscape Architect(s), licensed and registered in the State of Florida as required by Chapter 481, Part II, Landscape Architecture, of the Florida Statutes
3. Professional Engineer(s), licensed and registered in the State of Florida as required by Chapter 471, Engineering, of the Florida Statutes

The selected Proposer shall maintain these required qualifications of the Development Team during the development phase of the project.

2.3 Preferred Qualification Requirements

The Selected Proposer shall demonstrate the capabilities, expertise, and resources to pursue and obtain financing and successfully perform the Scope of Services for the Project Site as indicated in this RFP, as well as the demolition of the structures that exist on the Culmer Gardens property.

2.4 Project Requirements

The Selected Proposer(s) shall comply with following requirements for this Project:

- a. The existing community center/management office at Culmer Place and Reeves Park shall not be taken out of service until a new community center with corresponding services is completed.
- b. Subject to HUD approval of the County's demolition/disposition application, existing public housing units at Culmer Place will be demolished in phases and replaced with a mix of new public housing,

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

affordable, workforce housing and market rate housing units (i.e., the new units) pursuant to the Selected Proposer's phased development approach. For the purpose of responding to this RFP, Proposers shall make the following assumptions:

1. Henry Reeves Park, which is currently owned by the City of Miami, will be made part of the redevelopment Project Site, together with the current Culmer Gardens site.
 2. In order to expedite completion of the Project, developers may offer a privately-owned site for which they have site control and is within two miles from the Project Site, to be included as part of the Project. Proposer shall provide evidence that it has site control of the additional site and provide a brief narrative indicating how the additional site will expedite the Project completion and be beneficial for the residents and the Project. If an additional site is proposed, references to Project Site shall also include the additional site.
 3. Residents of Culmer Place and Culmer Gardens shall be transferred to new units at the Project Site as part of a phased redevelopment approach. The Culmer Gardens site will be provided to the City of Miami for its use, once Culmer Gardens residents are transferred to the Project Site (note that the Selected Proposer will not construct any buildings on the Culmer Gardens property). The cost of demolishing the existing development at Culmer Gardens shall be included as part of the Project.
- c. The Selected Proposer shall apply and obtain re-zoning of Henry Reeves Park to allow for residential and other proposed new construction. The new construction at Reeves Park should be the first phase of the redevelopment so that once construction is completed at Reeves Park, residents from other public housing areas of the current Culmer Place and Culmer Gardens developments can be transferred to new units at the Project Site in accordance with the Selected Proposer's phased development approach and those areas can be demolished in preparation for new construction. This phased redevelopment approach shall continue throughout the balance of the Project Site until all new construction is completed at the Project Site and all existing units in Culmer Place and Culmer Gardens are vacated. Residents of Culmer Place and Culmer Gardens, to the greatest extent possible, should not be temporarily relocated off-site during construction. They shall move from their existing public housing units to new public housing units, once completed in phases at the Project Site.
- d. The Proposer may propose a different phasing plan from what is indicated herein, which the Proposer believes to be more beneficial to residents and the Project.
- e. No phase of the Project shall contain more than fifty (50%) percent of its units as public housing units, with a goal of providing a mix of unit types throughout as many phases as possible. Public housing units, as well as any Affordable Housing units, must be interspersed throughout the Project, including in any and all buildings, and should be indistinguishable from market-rate units, from the outside of the units.
- f. 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 Site.
- g. The Selected Proposer shall provide a written natural disaster plan in place that addresses activities

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

required before, during and after a natural disaster. The written natural disaster plan shall include the provisions indicated below:

1. Selected Proposer shall provide written natural disaster plan approved by the County Mayor or the County Mayor's designee for the Project. Such natural disaster plan shall be updated annually, be made available to the residents and first responders, and include at a minimum the following information:
 - (a) An evacuation plan for all residents of the housing development; and
 - (b) A contingency plan in the event the generators required herein are not operational before or after a natural disaster; and
 - (c) Steps to be taken in order to identify all residents who evacuate from or choose to remain in the housing development before and after a natural disaster; and
 - (d) A refueling plan for generators; and
 - (e) A communication plan between the developer, borrower or grantee and their personnel before, during and after a natural disaster; and
 - (f) Any other requirements that the County Mayor or the County Mayor's designee, at their sole discretion, determines to be necessary for inclusion in the natural disaster plan.
2. A kitchen on the first, second or third floor of a building that can be used to cook food for the residents after a natural disaster; and
3. A community room on the first, second or third floor of each building that has air conditioning where residents can go during and after a natural disaster; and
4. A kitchen and/or community room on the first, second or third floor of the development that has water supplied by a pump connected to a generator during and after a natural disaster; and
5. A minimum of one (1) generator to operate the lights, air conditioner and other appliances in a community room and kitchen after a natural disaster and throughout the duration of a power outage. Such generators shall be maintained in good working order and shall be inspected before and after a natural disaster; and
6. A minimum of one trained personnel on-site at the housing development during and after a natural disaster. This person must receive disaster training based on Medicaid guidelines. Such training must be provided, at no cost to the County, by a County department designated by the County Mayor or County Mayor's designee. Any cost associated with such training shall be borne solely by the Selected Proposer; and
7. A minimum of one (1) trained personnel or volunteer, which may include a resident, on-site at the public housing development at the Project Site to provide assistance after a natural disaster; and
8. Working contact telephone numbers, including at least one (1) land telephone line and one (1)

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

cellular telephone, which telephone numbers shall be available to each resident and which shall be made available to such residents before, during, and after a natural disaster. Such telephone numbers shall be posted in common areas, including but not limited to, community rooms and management offices; and

9. A list of community agencies furnished by the County that can provide services before and after a natural disaster, which shall be prominently posted in administrative offices and the common areas.

- h. A comprehensive redevelopment approach is required for the Project. The Selected Proposer shall work cooperatively with PHCD, Culmer Place and Culmer Gardens residents, their resident council, and other stakeholders including the City of Miami (including City Manager, Building and Zoning, etc.), Miami-Dade County School Board, City of Miami Police Department, social services agencies, community groups, private foundations and companies, etc. This redevelopment is not only about “bricks and mortar,” but also about the community and its residents.

- i. A comprehensive community engagement process was coordinated by PHCD for the project. Residents of Culmer Place and Culmer Gardens, as well as the community, were invited to participate. A series of eight (8) meetings took place and included the following subject matter: (1) Kick-off Meeting; (2) Housing Types/Unit Amenities; (3) Exterior Spaces; (4) Public Safety; (5) Community Services/Economic Development; (6) Pen-to-Paper Session; (7) Initial Review of RFP Draft; and (8) Final Review of RFP Draft. The community engagement process included a Pen-to-Paper Session where attendees participated in facilitated exercises intended to gain group input on “likes” versus “dislikes” and “nice to haves” versus “need to haves”. A comprehensive report summarizing the community engagement process and results is provided herein as Attachment A. The Proposers shall carefully review the attached report and shall choose to incorporate into their proposal responses to the recommendations contained in said report.

- j. In the addition to the foregoing requirements, the Selected Proposer shall provide the following community features/common areas and unit amenities in the proposed development:

Community Features / Common Areas	Public Housing Unit Amenities
Security system/cameras	New units to be larger than existing units
Impact windows and doors*	Washers and dryers in each unit
Designated guest parking	Integrated HVAC/ Smart Fans System
Assigned resident parking	Tile flooring
Better lighting than existing*	Bigger windows than existing units
Elevators*	Impact windows and doors*
Motion sensor exterior lights	Modern kitchen cabinets
Gated parking lot with key fob entry or card entry	Granite countertops or comparable
Computer lab/print lab	Energy-efficient appliances
Clubhouse/Community Center	Window treatment/coverings for each window
Bike path/bike parking	Double-bowl kitchen sinks
Pool within Project Site	Electric water heater
Gym/Exercise room	Accessibility-Compliance with Uniform Federal Accessibility Standards per UFAS Requirements
Generators – include generator power for the	

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

requisite community room(s) and community area kitchen(s)	
More trees/shade than existing site	
Park area within Project Site	
Fountains (coordinate for possible Art in Public Places project)	
Walking path (coordinate for possible Art in Public Places project)	
Homeownership within Project Site	
Accessibility-Compliance with Uniform Federal Accessibility Standards (UFAS)	
Retail/other beneficial uses (as proposed)	

*As per applicable Codes

- k. The Selected Proposer shall provide the following miscellaneous services at the Project Site:
 1. Hiring opportunities for Overtown residents and business for the Project
 2. Adequate maintenance staff for regular and timely maintenance
 3. Pest Control
 4. Coordinate with County, City and other applicable agencies to provide traffic related improvements (e.g., traffic lights, buses, etc.)
 5. Assist and coordinate with police, residents, PHCD, other applicable agencies to provide a Neighborhood Crime Watch
 6. Cooperate with PHCD, Culmer Place and Culmer Gardens residents, their Resident Council, and other stakeholders including the City of Miami
 7. Assist and coordinate with residents and PHCD to provide a class, or a course, or detailed instructions for Culmer Place and Culmer Gardens residents currently living in public housing, to aid them in their transition to the new public housing
 8. Assist and coordinate with residents and PHCD to provide Homeownership Workshops

- l. In addition to the community engagement process held by PHCD as indicated above, the Selected Proposer shall also hold a series of meetings in consultation with and at the direction of PHCD, to review all aspects of their development approach with residents and to obtain their input. Issues to be discussed shall include: project schedule, design (including unit interior, exterior, air conditioning and other building systems, materials, accessible units, common areas, Project Site and parking, Crime Prevention Through Environmental Design (CPTED), security systems, landscaping, amenities and features), construction, phasing, resident transfer to new units and expenses (to be paid by the Selected Proposer), services to be maintained during construction, property management, resident leases, Section 3, job training and opportunities, services, programs, and any other pertinent issues. The Selected Proposer shall also provide residents with updates on the progress of the Project.

- m. All Culmer Place and Culmer Gardens public housing residents will have the right to occupy new public housing units once these types of units are completed. Proposers shall use 226 public housing units as the minimum number of public housing units that will be replaced (one-for-one replacement). Additionally, Proposers shall assume that the percentage of bedroom sizes as currently exists is to be provided for the new public housing replacement units (see chart below).

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

Development Name	Culmer Place	Culmer Gardens
Address	610 NW 10 Street, Miami, FL 33136	NW 5 th Street & NW 5 th Avenue, Miami, FL 33128
Commissioner District	3	3
Bedroom Types (Number)	two (16), three (82), four (38), five (15)	two (56), three (13), four (6)
Existing Stories	2	2
Type of Residence	Family	Family
Number of Units	151	75
Zoned	T5-R (Urban Ctr, 65 DU/ac)	T5-L (Urban Ctr, 65 DU/ac)
Acres	13.66	6.4

- n. Proposers shall make their own evaluation and determination of proposed number of overall units (in addition to the 226 public housing units), for Affordable Housing units, Workforce housing and market rate units, and other uses to achieve the required mixed-income approach.
- o. Resident transfer to new units will be phased within the Project Site to allow construction of various portions of the site while other portions remain occupied.
- p. The design of the Project shall include CPTED strategies, in addition to meeting with police and others who can provide beneficial input for additional crime prevention initiatives.

2.5 Selected Proposer’s Key Tasks

The Selected Proposer shall perform the following key tasks:

- a. Obtain funding for the Project, for all phases of the development and operation, from any of the available funding sources, which may include the Florida Housing Finance Corporation (FHFC) funding, Federal Home Loan Bank (Affordable Housing Program (AHP) and Community Investment Program (CIP)), New Market Tax credits, private foundations, corporations, or self-funding.
- b. Design, demolish, develop, construct, maintain, and operate the proposed Project Site consistent with stated goals and requirements of the solicitation and agreement(s) pursuant to all applicable Federal, State, and Local requirements.
- c. Transfer or relocate all Culmer Place and Culmer Gardens public housing residents to the new public housing units once they are completed at the Project Site, one-for-one replacement, at the expense of the Selected Proposer.
- d. Demolish and level all the structures that exist on the Culmer Gardens property immediately after the Selected Proposer has transferred or relocated the Culmer Gardens public housing residents to the new public housing units at the Project Site. The cost of demolishing the existing development at Culmer Gardens shall be included as part of the Project at the Selected Proposer expense. The Culmer Gardens site will be provided to the City of Miami for its use after the demolition of the structures. The Selected Proposer will not construct any buildings on the Culmer Gardens property.

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

- e. Manage and operate the Project Site to promote community safety for all the residents by implementation of CPTED best practices; cooperating with the Resident Council, Police, PHCD and applicable agencies; and providing adequate staff for maintenance and operation.

2.6 Project Site

The Project Site consists of Culmer Place property and Henry Reeves Park property, as previously defined. Prior to submitting its proposals, Proposers shall become familiar with the Project Site (See Attachment 1, Project Site), and conduct additional investigations and due diligence to ascertain site conditions, availability and location of utilities and connections, flood criteria/finished floor elevation requirements, zoning, and all other site and/or project-related requirements, to ensure that the proposed Project can be built on the Project Site within costs and schedule indicated in the Proposer's proposal.

2.7 Deliverables

Proposers shall submit a detailed narrative explaining their proposed phasing, resident transfer and the proposed plan for construction, consistent with stated goals and requirements, and submit a conceptual phasing site plan with its proposal.

2.8 Projected Development Schedule

The Proposer shall provide a projected development schedule and timeline for the project, addressing all major milestones of development including: negotiations, site plan approval, re-zoning (if applicable), design and construction documents, building permit approvals, financial closing, resident transfer or relocation, construction, marketing and lease-up. An exact schedule of completion, including milestones and any possible penalties for failure to adhere to the schedule shall be the subject of negotiation during the process of formulating a lease agreement with the Selected Proposer. Proposers should discuss any expected variances in the timeline, and must disclose of any issues, or potential matters, that might delay the Proposer from commencing with the Project as envisioned, or otherwise delay the Project, such as, but not limited to, other development project undertaken by the Proposer.

The Selected Proposer shall begin pre-development activities prior to Financial Closing immediately after the County makes a selection to award and a Master Development Agreement is approved by the Board of County Commissioners and is executed. This includes, preparing final conceptual plan and applying for any proposed zoning changes. Time is of the essence; therefore, in order to expedite the Project.

2.9 Design and Development Guidelines

Project must conform to the design guidelines outlined by the Florida Building Code, the City of Miami Planning Department, the City of Miami Zoning Code (Miami 21), the requirements imposed by this Solicitation, along with any negotiated lease agreement between the County and the Selected Proposer. It should be noted that required sustainable design elements will include at least the minimum of Leadership in Energy & Environmental Design (LEED) Silver certification for new construction.

The Project must be visually appealing and welcoming to the entire community. It cannot be offensive or provide elements that can be determined to be obscene, annoying, degrading, distasteful, hideous, unpleasant, or hateful. The architectural design features must be a priority and include, but are not limited to, the following: 1) pedestrian safety, with sufficient lighting and open space; 2) clear and distinct entrances and egress; 3) residential units sensitive to the traffic and 4) modern architectural creativity that enhances the neighborhood.

The County reserves the right to negotiate the design elements any of the Proposals submitted in response to this Solicitation. Such modifications can be to the façade, shape, and/or the interior space of any building included in the Project.

2.10 Transit-Oriented Development (TOD)

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

The Selected Proposer shall review and incorporate transit-oriented development (TOD) features such as a mixture of housing, office, retail and leisure space in a compact, walkable, pedestrian-oriented, mixed-use community within walking distance of public transit. TOD features would make it possible to live without a complete dependence on a car for mobility and survival.

2.11 Art in Public Places

The Selected Proposer shall comply with the County's Art in Public Places requirements, pursuant to Section 2-11.15 of the Miami-Dade County Code, Works of Art in Public Places, and Administrative Order No. 3-11, Art in Public Places Program Implementation and Fund Transfer Procedure.

2.12 Sustainable Buildings Program

The Selected Proposer shall cooperate and cause its contractors and consultants to cooperate with the County's Sustainability Manager in order to incorporate green building practices into the planning and design of the Capital Improvements pursuant to County Ordinance No. 07-65 concerning the County's Sustainable Buildings Program. The Selected Proposer shall, in each of its contracts and subcontracts, include a provision that the contractor, subcontractor and/or sub-consultant shall comply with all requirements of the County's Sustainable Building Program. The terms for compliance with the County's Sustainable Buildings Program will be negotiated at the time of the award of the contract.

2.13 Environmental

It is the Selected Proposer's sole responsibility to determine if any environmental conditions exist on the Site, and to secure any environmental assessments and/or studies. The County will assist in the preparation and review of such assessments and/or studies. However, the Selected Proposer will be solely and fully responsible for providing any and all information and paying the cost of any and all studies and analyses required for completion of any such assessments and/or studies. The Selected Proposer will be solely responsible for any environmental remediation of the Site, if required. The County does not make or offer any representation or warranty, whatsoever, regarding the condition of the Site or its sustainability for the uses contemplated by this Solicitation.

2.14 Budget/Cost

\$50 million of funding is anticipated from Community Redevelopment Area funds for the Culmer Place and Culmer Gardens project from the Southeast Overtown/Park West Community Redevelopment Agency. Other potential funding sources may include City of Miami Bonds and Opportunity Zones CDFI Fund, in addition to incorporating RAD for this project. It is important to note that County funding sources will be available only after selected Developer has aggressively pursued all other available funding sources. The referenced funding from the County will be considered "gap" financing.

The County is seeking Proposer to submit proposals offering a mixed-income, and mixed-finance approach to development, which will also incorporate the RAD financing tool, are required threshold requirements for this solicitation. This approach is authorized by the federal regulations governing the County's housing programs, including public housing. The mixed-income and mixed-finance approach to the development of public housing has dramatically changed the manner in which public housing authorities (PHA) can deliver public housing units. This approach: (1) permits development of the Project, which include non-public housing units and public housing units; (2) permits the County to enter into partnership arrangements with non-profit and private developers; (3) permits private, third-party management of mixed-income and mixed-finance developments; and (4) permits the County to assign operating and capital subsidies to such properties.

A mixed-finance approach encourages the leveraging of public housing financial resources with other private and public funds. There is more flexibility in funding mixed-finance projects and in mixing unit types, so that developments may include residents with a mix of incomes, with "Affordable Housing" and "market-rate" units along with public housing units. HUD has encouraged PHA's to approach the development of new units in as entrepreneurial a manner as possible. The County has demonstrated the willingness, and the capacity, to plan and execute mixed-income and mixed-finance developments, and to execute mixed finance transactions.

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFP No. RFP-01082

This RFP is subject to the budget and fiscal provisions under which the County operates. The Selected Proposer will be required to adhere to PHCD's Admission and Continued Occupancy Policy (ACOP), with respect to all public housing residents in the proposed development.

2.15 Land Ownership, and Land Use

The County will retain ownership of the land and may participate in partnership arrangements with the company that owns the improvements. The Site will be leased to the Selected Proposer under a long-term lease agreement.

2.16 Payments to the County

The Selected Proposer shall pay to the County for the use of the Site revenue and income streams, including but not limited to:

- 1) Ground Lease payments
The Selected Proposer shall pay the County ground lease payments as indicated on the Form 1, Revenue and Income Streams Schedule. The Ground Lease payments shall be payable for the period between entering into the lease agreement with the County, after the approval by the Board of County Commissioners, and the end of the resulting lease agreement. The first payment shall be due at the Financial Closing date.
- 2) Share of Revenues/Net Cash Flow
After stabilization period, about one year after issuance of Certificate of Occupancy, and through the termination date of the lease agreement, the Selected Proposer shall pay to the County a share of revenues/net cash flow in accordance with the terms of the resulting agreement.
- 3) Percentage of Developer Fees
The Selected Proposer shall pay the County a percentage of developer fees at a minimum of 30% of developer fees. Additional percentage above 30% is at the discretion of the Proposer and should be included in Proposal. Developer fees shall be in accordance with Safe Harbor Standards.
- 4) Other Payments
The Selected Proposer may pay to the County other revenue and income streams participation as may be proposed by the Developer.

2.17 Personnel

In addition to architectural/engineering, financial, legal, and property management services and any other required services, awarded developer shall procure a general contractor (using a competitive low-bid process or submit identity of interest waiver (when the contractor is affiliated with Proposer) subject to PHCD and HUD approval, 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.

For projects which involve construction or rehabilitation work, the County requires the applicant provide the County with a Payment and Performance Bond in the full amount of the construction contract, naming the County as a dual obligee. For projects which involve construction or rehabilitation work on County-owned property, the County shall require, at least ten (10) days' prior to the commencement of any construction work on the property and to the purchase and delivery of any materials, equipment or supplies for construction, a payment and performance bond that meets the requirements set forth in Florida Statutes, Section 255.05, which bond shall be in the full amount of the construction costs of all of the improvements to be undertaken on County-owned property and shall cover all contractors, subcontractors, or materials providers downstream from the Developer, including but not limited to the General Contractor. The payment and performance bond shall name the Developer as the principal and the County as a dual obligee. In lieu of applicant providing a Payment and Performance Bond, the County may, at its sole and absolute discretion, accept an alternative form of security permitted pursuant to Florida Statutes, Section 255.05(6) in an amount to be

This document is a draft Scope of Services for a future solicitation and is subject to change without notice.

This is not an advertisement.

Miami-Dade County, Florida

RFP No. RFP-01082

determined by the County, in its sole and absolute discretion. However, the County shall in no event be required to accept any alternative to the Payment and Performance Bond.

2.18 Real Property Taxes and Charges

As County-owned property, the Site is currently not subject to real estate taxes. However, such tax exemption may not be available during or after completion of any development project by the Selected Developer. It is the responsibility of the Selected Developer, in conjunction with its legal counsel, to determine any and all tax consequences which may arise due to the Selected Developer developing the project on County-owned land. The County makes no representations or warranties as to the continued availability of any exemption or tax benefit, or to the Selected Developer's ability to receive any such exemption or benefit.

DRAFT