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Miami-Dade County, Florida

RFP No. RFP-01296

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

2.1 Background

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 shall 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). This may include other funding sources such as: 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 Rainbow Village & Gwen Cherry 23C sites are located within an approved census tract by former Governor Rick Scott for Opportunity Zone Funding via the Tax Cuts and Jobs Act. The County seeks a developer who can implement HUD's Rental Assistance Demonstration (RAD) and all applicable requirements including provision of the RAD Physical Condition Assessment (RPCA) for these sites. 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 the 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 businesses, women's business enterprises, and labor surplus area firms participation, resident job training, job creation and other initiatives as further enumerated in this RFP.

The Project Site shall consist of the Rainbow Village & Gwen Cherry 23C properties for the new development.

The existing Rainbow Village public housing development contains 100 public housing units, Gwen Cherry 23C contains 36 public housing units (total of 136 existing public housing units). Both public housing developments while discreet are adjacent to each other consisting of approximately 10.39 acres. There is an existing stand-alone daycare building at the site that is managed by Rainbow Community Development Corporation (CDC) under a Community Space Lease with PHCD. The daycare shall not be taken out of service, until a new daycare is built in the redevelopment.

The County will retain ownership of the land, and may participate in partnership arrangements with the company that owns the improvements, which may include management or co-management of the project with the County. The County expects to share in any revenue generated by new development. 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.

Privately-owned site - A Proposer submitting a privately-owned site, as indicated in Section 2.5, shall provide a comprehensive redevelopment proposal incorporating this site.

2.2 Minimum Qualifications Requirements of Development Team

The Selected Proposer shall have a Development Team that meets and maintains all applicable licensing requirements and registration in the State of Florida, required for all phases of Project including design, development and operation of the Project Site.

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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 and perform all other services required for the redevelopment of the project in its entirety as indicated in this RFP.

2.4 Project Requirements

The Selected Proposer shall comply with the following requirements for this Project:

- a. The existing community center/management office at Rainbow Village & Gwen Cherry 23C shall not be taken out of service until a new community center with corresponding services is completed.
- b. Subject to HUD's approval, existing public housing units at Rainbow Village & Gwen Cherry 23C will be demolished in phases and replaced with a mix of new public housing, affordable, workforce housing and market rate housing units (i.e., the new units) pursuant to the Selected Proposer's phased development approach.
- c. A phased redevelopment approach shall be provided throughout the entire Project Site, until all new construction is completed at the Project Site, and all existing units in Rainbow Village & Gwen Cherry 23C are vacated. Residents of Rainbow Village & Gwen Cherry 23C, to the greatest extent possible, should not be temporarily relocated off-site during construction. They should 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 and temporary transfer/relocation plan from what is indicated herein, which the Proposer believes to be more beneficial to residents and the Project. The Proposer shall address the benefits of this different phasing and temporary transfer/relocation plan.
- e. No phase of the Project shall contain more than fifty (50%) percent of its units as RAD 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 shall be indistinguishable from market-rate units, from the outside of the units. Note that the first phase of the project does not need to include all of the public housing units to meet the RAD timeline requirements. The RAD timeline requirement that the financial closing must occur by March 22, 2020 only applies to the first phase of the project. Therefore, it is not contemplated that all of the public housing units will need to be included in the first phase.
- f. Selected Proposer 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 Site. Additional points will be given, under the Proposer's approach evaluation, for providing emergency power to all phases that include public housing units within the Project Site.
- g. The Selected Proposer shall provide a written natural disaster plan in place that addresses activities 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;

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- (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) 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. The Selected Proposer shall work cooperatively with PHCD, Rainbow Village & Gwen Cherry 23C residents, their resident council leadership, 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.
 - i. A comprehensive resident/community engagement process was coordinated by PHCD for the project. Residents of Rainbow Village & Gwen Cherry 23C, as well as the community, were invited to participate in six (6) resident/community meetings. The resident/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 have" versus "need to have". A comprehensive report summarizing the resident/community engagement process and results is provided herein as

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Attachment 2. The Proposers shall carefully review the attached report. The selected Proposer shall incorporate in its proposed development, items of the report as indicated below for community features/common areas and unit amenities.

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 requisite community room(s) and community area kitchen(s)	
More trees/shade than existing site	
Park area within Project Site	
Fountains/water features (to be recommended and provided under Art in Public Places, if possible)	
Walking path (to be recommended and provided under Art in Public Places, if possible)	
Homeownership within Project Site	
Accessibility-Compliance with Uniform Federal Accessibility Standards (UFAS) *	
Retail/other beneficial uses (as proposed by Proposer)	

*As per applicable Codes

- j. The Selected Proposer shall also provide the following miscellaneous services at the Project Site:
1. Hiring opportunities for Overtown residents and business for the Project as per HUD's Section 3 requirements.
 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.

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6. Cooperate with PHCD, Rainbow Village & Gwen Cherry 23C residents, their Resident Council, and other stakeholders including the City of Miami.
 7. Assist and coordinate with residents and PHCD to provide detailed instructions, information and meetings for Rainbow Village & Gwen Cherry 23C residents, to aid them in their transition to the new public housing units and as otherwise required.
 8. Assist and coordinate with residents and PHCD to provide Homeownership Workshops.
- k. In addition to the resident/community engagement process held by PHCD as indicated above and in **Attachment 2**, 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 temporary and/or new units and expenses (to be paid by the Selected Proposer), services to be maintained during construction, property management, resident leases, HUD's Section 3, job training and opportunities, services, programs, RAD requirements and any other pertinent issues. The Selected Proposer shall also provide residents with updates on the progress of the Project.
- l. All Rainbow Village and Gwen Cherry 23C public housing residents will have the right to occupy new public housing units once these are completed. Proposers shall use 136 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).

Development Name	Rainbow Village	Gwen Cherry 23C
Address	2000 NW 3 rd Avenue, Miami, FL 33127	2000 NW 3 rd Avenue, Miami, FL 33127
Commission 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	100	36
Zoned	T4-L (General Urban Transect, 36 DU/ac)	T4-L (General Urban Transect, 36 DU/ac)
Acres (Total Development)	10.39	

- m. Proposers shall make their own evaluation and determination of proposed number of overall units (in addition to the 136 public housing units), for Affordable Housing units, Workforce housing and market rate units, and other uses to achieve the required mixed-income approach.
- n. 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.
- o. Proposers shall provide all other services as may be required to implement the redevelopment project in its entirety.

2.5 Project Site

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The Project Site shall consist of the Rainbow Village & Gwen Cherry 23C properties. Prior to submitting Proposals, Proposers shall become familiar with the Project Site (See [Attachment 1](#), for the overview of the properties location and full legal description; and [Attachment 3](#), (Boundary Surveys for 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.

In order to expedite completion of the Project, and/or enhance other aspects of the project, Proposers may also offer a privately-owned site for which they have site control and is within close proximity from the Project Site, to be included as part of the Project. Proposer shall provide evidence that they have site control of the privately-owned site and provide a brief narrative indicating how the privately-owned site will expedite the Project completion, be beneficial for the residents, and/or enhance other aspects of the Project. If a privately-owned site is proposed, references to Project Site shall also include the privately-owned site. (Refer to Section 4.2, Optional additional points based on a privately owned site within close proximity to the Project Site).

For existing drawings for Rainbow Village & Gwen Cherry 23C see [Attachment 6](#).

2.6 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 as indicated herein and as otherwise determined by the developer.
- b. Plan, design, expedite and obtain all permitting approvals, 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. Additionally, provide all services required to fully implement the RAD conversion and redevelopment of the project in accordance with HUD requirements.
- c. Transfer or relocate all Rainbow Village & Gwen Cherry 23C 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. Residents of Rainbow Village & Gwen Cherry 23C shall be transferred/relocated to new public housing units at the Project Site as part of a phased redevelopment approach to allow construction of various portions of the site while other portions remain occupied. Should temporary transfer or relocation to temporary housing units, including but not limited to hotel be required, all costs shall be borne by Proposer. Any relocation plan must be developed in consultation with residents and be approved by PHCD.
- d. Ensure no unauthorized occupancy/use of the vacated or newly-built structures, consistent with existing Federal and State laws, at the Project Site. This includes providing adequate security at the Project Site; demolishing all existing structures at the Project Site in phases, immediately after the Selected Proposer transfers or relocates existing public housing residents to the new public housing units at the Project Site; clearing and grading the site subsequent to building demolition, etc.
- e. Manage and operate the Project Site to promote community safety for all the residents by implementation of CPTED best practices during all phases of the project; cooperating with the Resident Council, Police, PHCD and applicable agencies; and providing adequate staff for maintenance and operation.
- f. For the purpose of this RFP, Proposers should not assume that PHCD will provide vouchers to cover rent for relocated residents.

2.7 Deliverables

Proposers shall submit a detailed narrative explaining their proposed design, phasing, resident transfer/relocation plan, proposed plan for construction, conceptual phasing site plan and any other required responses with its Proposal, as further enumerated in

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this RFP. Selected Proposer shall provide on a timely manner all applicable plans, reports, information, documents, or any resource required for the redevelopment and operation of the Project Site and/or as required by PHCD.

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, HUD approvals, financial closing, temporary and/or final resident transfer or relocation, construction, marketing and lease-up. An exact schedule of completion, including milestones and any possible penalties, such as liquidated damages, for failure to adhere to the schedule and other contract deliverables shall be the subject of negotiation during the process of formulating a lease agreement and/or master development 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.

2.9 Design and Development Guidelines

Project must conform to requirements of the Florida Building Code, the City of Miami Planning Department, the City of Miami Zoning Code (Miami 21), the Miami-Dade County requirements, 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, Florida Green Building Coalition (FGBC) or other comparable rating system for certifying and soaring the environmental stewardship of a project. Project shall be certified by a Professional who is LEED Certified.

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 of 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 Art in Public Places

This Project is subject to the Art in Public Places ("APP") provisions in Section 2.11.15 of the Miami-Dade County Code and Administrative Order 3-11, as managed by the Miami-Dade County Department of Cultural Affairs ("Department of Cultural Affairs") pursuant to Procedure 358 in the Miami-Dade County Procedures Manual ("Procedures Manual"). The Selected Proposer shall transmit 1.5% of the Project costs for all development on County land (as outlined in the Procedures Manual) to the Department of Cultural Affairs for the implementation of the APP program. The Selected Proposer is required to work collaboratively with the Department of Cultural Affairs on the implementation of the APP program pursuant to the requirements of said program. The referenced documents can be accessed at:

<https://library.municode.com/fl/miami-dade-county/codes/code-of-ordinances>

<http://www.miamidade.gov/ao/home.asp?Process=alphalist>

<http://intra.miamidade.gov/managementandbudget/library/procedures/358.pdf>

2.11 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

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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.

2.12 Assessment of Project Site

Prior to submitting its proposals, Proposers shall become familiar with the 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 site within costs and schedule indicated in the Proposer's proposal.

2.13 Proposer's Certification

By submitting its proposal, Proposer certifies that the information contained in its proposal has been carefully reviewed, is accurate and that the proposed development can be completed in its entirety, (including schedule and budget) in accordance with the proposal submitted to the County.

2.14 Environmental

The County shall be responsible for obtaining HUD Environmental Clearances for the property under this RFP pursuant to 24 CFR Part 50 or Part 58, as applicable (See [Attachment 4](#), Environmental Reports for Project Site). The Selected Proposer will be responsible to perform its due diligence environmental site analysis and pay for any further environmental testing.

2.15 RAD Application and Approval

Pursuant to Resolution R-1240-18, PHCD submitted a RAD application to HUD on December 13, 2018 for Rainbow Village & Gwen Cherry 23. PHCD has received correspondence from the U.S. Department of Housing and Urban Development (HUD), dated March 22, 2019, indicating award for the Department's Commitment to Enter into a Housing Assistance Payments (CHAPS) for the Rainbow Village & Gwen Cherry 23, (see attached HUD Correspondence attached [Exhibits F and G](#) for the CHAP Award Letter from HUD. Also note RAD contract rents indicated on [Exhibit A](#) of HUD correspondence. Also note the corresponding RAD contract rents indicated by HUD at the end of the award letters). The award of a development contract resulting from a RAD CHAPS awarded by HUD for Rainbow Village & Gwen Cherry 23 is subject to approval of the Board of County Commissioners. However, the County reserves the right to proceed with the Project with the Selected Development under a mixed-income and mixed-finance approach, or other affordable housing development approach, should RAD approval by the Board or HUD not be granted for the Project.

2.16 Budget/Funding

\$50 million of funding is anticipated from the Southeast Overtown/Park West Community Redevelopment Agency for affordable housing in Overtown. Other potential funding sources may include City of Miami Bonds and Opportunity Zones Funds, CDFI Fund, and 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.

Note: PHCD assumes that for this Project there will be an inadequate amount of time to complete the financing package within the RAD closing date requirements of March 22, 2020 (see RFP Documents, Section 2.15 RAD Application and Approval), and to also meet the deadline to apply for and be awarded 9% LIHTC credits. Accordingly, 9% tax credit financing strategy shall not be used for the initial phase of the project (see also Proposer Information Section 10 Financial Strategies for the Designated Project).

The County is seeking Proposer to submit Proposals offering a mixed-income, and mixed-finance approach to development, which will also incorporate the RAD program, **a required threshold requirement 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

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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 RFP is subject to the budget and fiscal provisions under which the County operates. The Selected Proposer will be required to follow RAD regulations and to the Section 8 administrative plan, with respect to public housing residents in the proposed development.

2.17 Land Ownership, Land Use and Property Management

The County will retain ownership of the land and may participate in partnership and/or business arrangements with the company that owns the improvements which will include co-property management of the Project Site. The Project Site will be leased to the Selected Proposer under a long-term ground lease agreement.

2.18 Payments to the County

The Selected Proposer shall pay to the County for the use of the Project Site, revenue and income streams under , including any privately-owned site (referenced in Section 2.1 & 2.5 of this RFP), as noted below and indicated in **Form 1** including but not limited to:

- 1) Ground Lease payments
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 ground lease agreement. The first payment shall be due at the Financial Closing date. (not applicable to private land as described in Section 2.5)
- 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 ground 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) Davis-Bacon Review Fee
The selected Proposer is required to pay \$1,700 per month for the Davis-Bacon Compliance Review fee during all phases of construction of the Project Site.
- 5) Other Payments
The Selected Proposer may pay to the County other revenue and income streams participation as may be proposed by the Selected Proposer.

2.19 Personnel, Services and Bonding Requirements

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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, awarded developer, 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.

For projects which involve construction or rehabilitation work, the County requires the Developer to 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 Section 255.05, Florida Statutes, 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 Section 255.05(6), Florida Statutes, in an amount to be 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.

2.20 Real Property Taxes and Charges

As County-owned property, the Site is currently not subject to real estate taxes, except to the extent the Site consists of privately owned real property. 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.

2.21 CareerSource South Florida

CareerSource South Florida (formerly known as the First Source Hiring Referral Program). Where applicable, pursuant to Section 2-2113 of the Code of Miami-Dade County and Miami-Dade County Implementing Order No. 3-58, for all contracts for goods and services, the awarded developer, prior to hiring to fill each vacancy arising under a County contract shall (1) first notify the South Florida Workforce Investment Board ("SFWIB"), the designated Referral Agency, of the vacancy and list the vacancy with SFWIB according to the Code, and (2) make good faith efforts as determined by the County to fill a minimum of fifty percent (50%) of its employment needs under the County contract through the SFWIB. If no suitable candidates can be employed after the Referral Period of three (3) to five (5) business days, the successful proposer is free to fill its vacancies from other sources. The successful proposer will be required to provide quarterly reports to the SFWIB indicating the name and number of employees hired in the previous quarter, or why referred candidates were rejected. Sanctions for non-compliance shall include, but not be limited to: (i) suspension of contract until the contractor performs obligations, if appropriate; (ii) default and/or termination; and (iii) payment of \$1,500.00/employee, or the value of the wages that would have been earned given the non-compliance, whichever is less. Registration procedures and additional information regarding the program are available at www.careersourcesfl.com or by contacting the SFWIB (i.e., CareerSource South Florida) at (305) 594-7615.

2.22 Sea Level Rise

In accordance with Resolution R-451-14, the Selected Proposer shall be required to consider sea level rise projections and potential impacts as best estimated at the time of the Project, using regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, to ensure that the Project will function properly for fifty (50) years or the design life of the project, whichever is greater.