



ADDENDUM # 1
RFP # FY 2020-2021-CRA001
DISPOSAL OF REAL PROPERTY IN A COMMUNITY REDEVELOPMENT AREA
AND DEVELOPMENT OF A MIXED-USE HOTEL AND/OR MIXED USED DEVELOPMENT
IN THE NEWLY NAMED HARLEM VILLAGE

Please ensure you check the City's website for the latest addendum released for this RFP/project. Below find the link to the City's website: www.cohb.org/solicitations.

Proposing firms must provide this Addendum # 1 form signed by an authorized officer of the firm to acknowledge receipt of ADDENDUM # 1 with your Firm's proposal. Addendum #1 form must be provided with firm's response.

PLEASE NOTE:

QUESTION #1.

Do you anticipate extending the bid due date?

ANSWER #1.

No.

QUESTION #2.

What additional details are you willing to provide, if any, beyond what is stated in bid documents concerning how you will identify the winning bid?

ANSWER #2.

Page 15 of the RFP, Proposal Format states: "While additional data may be presented, the information requested in items #1 through #12, must be included for the proposing Firm. Items #1 through #12 represent the criteria after which the proposals will be evaluated."

QUESTION #3.

Was this bid posted to the nationwide free bid notification website at www.mygovwatch.com/free? Other than your own website, where was this bid posted?

ANSWER #3.

All City formal solicitations are posted in the following places:

- a. Hallandale Beach Chamber of Commerce website,
- b. City's website,
- c. DEMANDSTAR.com,
- d. Sun-Sentinel,

ADDENDUM #1

- e. City and HBCRA Social Media pages,
- f. Miami Minority Business Development Agency Business Center,
- g. U.S. Small Business Administration,
- h. Broward County Community Relations and Outreach Section Office of Economic and Small Business Development.

QUESTION #4.

What is the status and timetable for the construction and completion of the City Center project and the parcels to the north of the proposed Hotel site?

ANSWER #4.

The City Center project is in permitting right now. The project is expected to break ground fall 2021.

QUESTION #5.

What other improvements are planned for the area and what are the timelines? – Buildings, streetscape, parking, security, transportation.

ANSWER #5.

The CRA currently has out another RFP to address streetscapes, lighting and tree canopies in the nw area. Once the RFP has been awarded by the Board, we would like for some construction to start taking place late fall 2021.

QUESTION #6.

Is there a recent (last 3-6 months) feasibility study that the CRA can provide bidders?

ANSWER #6.

Is there no feasibility study done within the last 3-6 months. However, there is a hotel study that is on the CRA website.

QUESTION #7.

Will the CRA and or City convey the land with the appropriate zoning changes to allow for a multi-story (exceeding 30' in height) hotel development and mixed-use programs?

ANSWER #7.

CRA will work with the developer to ensure zoning is corrected to ensure greater density.

QUESTION #8.

Will the CRA provide a survey and the results of soil evaluations to the bidders?

ANSWER #8.

A survey is released through this addendum check the City's website. The soil evaluations will need to be one by the developer.

ADDENDUM #1

QUESTION #9.

Given the size of the site why is parking for the general public a requirement?

ANSWER #9.

Parking is a requirement to ensure connectivity from Harlem Village to the FADD district.

QUESTION #10.

What will be the minimum parking required (coverage ratio) to be considered as a finalist?

ANSWER #10.

The respondent will need to include parking in the proposal for the selection committee to evaluate and decide.

QUESTION #11.

Has the CRA received community input on the proposed site and if so, please provide a summary.

ANSWER #11.

Please see CRA Modification Plan Harlem Village found on the CRA's website.

QUESTION #12.

Has the CRA discussed the site with any of the major hotel brands and if so, please provide a summary of Brands and brand feedback.

ANSWER #12.

No.

QUESTION #13.

Will there be other City or CRA facilities or parcels available that could accommodate parking? If so, please identify the location.

ANSWER #13.

No.

QUESTION #14.

Has the City created a land value for the property being conveyed? If so, what is the value?

ANSWER #14.

See appraisal released with addendum #1 found on the City's website.

ADDENDUM #1

QUESTION #15.

Can you please clarify what you mean on page 18, item #7: iv. Approximate number of staff assigned to projects for this RFP?

ANSWER #15.

How many people will be working on this project for the developers team.

QUESTION #16.

On page 18 under item #7 Firm's qualification and Experience, item e, the RFP requests resumes of our subcontractors. We will not have selected any prior to submitting the RFP. How do you want us to address this?

ANSWER #16.

The RFP requirement on said page is required as presented.

QUESTION #17.

Also, on page 18, under the same heading, the RFP asks for resumes for each key member assigned to this project. Item #8 b and c ask for the same information. Can we just insert them once and have the selection committee refer to one of the sections?

ANSWER #17.

Proposers must adhere to and follow the RFP requirements as stated.

QUESTION #18.

Item 9 a vi and 9b both seem to request the same information. Is there something different you are looking for in each?

ANSWER #18.

Proposers must adhere to and follow the RFP requirements as stated.

QUESTION #19.

Can you please clarify what you like to see for item 9d: products and services the proposer intends to provide? Is this for the construction/interiors or is this for hotel and additional services?

ANSWER #19.

This is for the hotel and additional services.

ADDENDUM #1

QUESTION #20.

pg. 55, item d defines the % of project cost to be provided by a local vendor. To confirm, is the % based on the construction cost or entire project cost?

ANSWER #20.

The Hallandale Beach Local Vendor Preference found on pages 56-58 of the RFP explains the documentation that must be submitted. Please read the information and provide details and documentation.

QUESTION #21.

What type of service runs on the trains that use the nearby train rails? Commercial or passenger and what is the frequency?

ANSWER #21.

Brightline and Florida East Coast Railways.

QUESTION #22.

What are the plans to increasing or decreasing the rail service?

ANSWER #22.

CRA does not control rail service. However, the CRA would like to see additional station in Hallandale.

QUESTION #23.

Does the City have any plans to add a passenger stop near the location of the hotel?

ANSWER #23.

None currently. However, the City would be supportive of such a move.

QUESTION #24.

What Impact zone is the site in and what impact fees will apply?

ANSWER #24.

The respondent can request this information for the development services department to provide them a list of impact fees.

ADDENDUM #1

QUESTION #25.

Is the developer required to be a FL LLC?

ANSWER #25.

Pages 8, 14 and 17 state the Minimum Qualification Requirement # 1 which is:

Minimum Qualification Requirement # 1: Years in Business Sunbiz:

- a. Proposer must be incorporated through Sunbiz with a status of "Active".
- b. Provide a copy of Proposer's Sunbiz with your response showing a date filed of year **2015** or earlier.

Visit sunbiz.com.

QUESTION #26.

Where can we find current information about the streetscape and transportation plans the CRA and City have for the area.

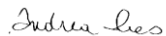
ANSWER #26.

Please refer to the HBCRA modification plan which can be found on the CRA website.

**PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.
I ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:**

Company	
Name of person signing below	
Title	
Signature	
Date	

Sincerely,



Andrea Lues, Director, Procurement Department