

Virtual RFP Workshop – via Teams
Questions & Answers
April 19, 2021, 10:30 am

1. **Question** I have identified at least five properties that need infrastructure. WASA and the City of Miami Building Department are taking longer than usual at this time, and I am concerned about the timing. Do you have any suggestions to handle these delays related to infrastructure issues?
Answer If you feel this way in relation to timing/delays, please note that in your proposal. We can commit to moving things quicker (fast tracked through the City) for those contractors who are awarded lots as part of this RFP, but we also suggest that you include those time issues in your response so that we may take into account a potential delay. We cannot guarantee anything related to WASA as that is a separate entity outside of the City.
2. **Question:** Do we apply independently per site?
Answer: You can submit ONE proposal that includes multiple sites. Specify all of those sites in your proposal – with three model types as the maximum.
3. **Question** Are you going to be selling or renting these?
Answer Selling. You design and build, and we (the City) will market and sell the homes to first-time homebuyers.
4. **Question** You mentioned that this RFP encompasses the build out of single-family homes and twin homes. By twin homes, do you mean a duplex (attached)?
Answer Yes. But this must be a split family design, with each twin home sold independently. These should have two separate folios.
5. **Question** If one of those lots can accommodate twin homes, do we decide that ourselves?
Answer: Yes – there are lots that are suitable for single-family and there are other lots that are suitable for twin homes. You determine what you want to build on each lot – given the specifications of the lot (size, zoning, etc.).
6. **Question** Are there any existent structures on these lots?
Answer We do not believe there are – but if there are, you would have to incorporate the removal of any structure into your budget so that it is part of your costs.
7. **Question** Can you elaborate on Section 3 requirements?
Answer Section three is the requirement to hire individuals from the local community to work on a federally funded project. Sec. 3 requires the contractor has to track the number of hours the local employees work on the project to make sure it complies with US HUD's Sec. 3 requirements, and the rule is triggered by any federal award above \$200,000. Please see 24CRPart75 at WWW.federalregister.gov/d/2020-19183.
8. **Question** On the guaranteed maximum cost (GMC), if hypothetically we provide GMC for eight lots, is it advisable to give you the whole cost and then break it up by property? **Answer** Yes. Provide it in one submission, by property, and by model.
9. **Question** Is there a preference on the twin homes being side by side or vertical?
Answer There is none. That is up to you. Make sure that the architecture is consistent with the neighborhood. However, typically we see them side-by-side. It will be up to the review committee.
10. **Question** Will we have access to Mr. Garcia, in the future, for further clarifications on Sec. 3?
Answer Yes.

11. **Question** You mentioned you were pulling the bid and acknowledgment document and will be replacing it with other forms. Does this include the actual RFP document that will be submitted?
Answer No. Those replacement forms will be posted on our website and we will send an e-mail to all persons who have registered advising them of the new forms posted.
12. **Question** When we submit the GMC, is there a template that will be provided for us to use?
Answer No, that would be provided via your own A1A form. It is an AIA form from the American Institute of Architects.
13. **Question** You mentioned that the City will basically be the bank on this deal – is this for soft and hard costs? **Answer** It includes the entire development cost of the property: soft and hard costs, inspections, environmental phase one, etc. The City would be paying all that directly to the contractor.
14. **Question** The contractor does not have to do a PHASE I environmental before doing the bid?
Answer NO – you are incorporating the costs of the Phase 1 into your bid.
15. **Question** One of the lots in the RFP is 1461 NW 60 St, and it next to several other empty lots. How does it work for that specific lot? **Answer:** Our RFP only involves that one parcel, and none of the others next to it.
16. **Question:** In relation to the corner property on 779 NW 57 Street that is part of the RFP, are we able to fit additional units on the site, if possible? Would you recommend that?
Answer Although we do understand that there are lots that *could* provide more density than the single-family home or twin homes (count: 2), for the purposes of this RFP you should not pursue additional units beyond those two options.
17. **Question:** What is the minimum square footage for this project, and bedroom/bathroom count?
Answer: The minimum square footage per home is 1,400 and the minimum layout should be three bedrooms, two bathrooms.
18. **Question:** What if we find the site provides more square footage or less square footage than the 1400-square-foot referenced? **Answer:** Please let us know in your response to the RFP.
19. **Question** Are we receiving surveys – or do we know that all these sites are free of easements?
Answer We can provide surveys if we have them. If not, that will be part of the due diligence work and you should add that cost in your response.
20. **Question** Can you give us examples of similar RFPs from before and some examples of the homes produced? **Answer** We can post those for you.
21. **Question** Do you want us to do the address separation/folio separation for you? If so, do we use a party wall agreement? **Answer** Yes. Check with the Building Dept to make sure that it is a method they will accept. Please include that work/costs as part of your due diligence. Applicant is responsible for the address separation, not the party wall agreement.
22. **Question** I have several buyers who are interested in this program – can I pass them on to you?
Answer We have to advertise these units to all persons and at that point, developers can have persons apply.
23. **Question** Is there any way we can get the Folio #s of these properties? **Answer** You can find them on the Property Appraiser's Office, but we can post those folio numbers.
24. **Question** What is your ballpark sales price for the homes built? **Answer** It depends on the market value of the property and the restrictions that we may have due to the funding, so we have not arrived at that determination. Please don't let that influence your cost.
25. **Question** What are the requirements regarding sewer (WASA)? **Answer** These homes will be connecting to public utilities, so you need to do your due diligence on the sites you are looking

into including in your RFP response. Specifically, look into the details as to whether these homes are able to connect as is, or will require upgrading.

Questions submitted via e-mail to DPinkhasov@miamigov.com

Received as of 4/21/21

1. **Question:** If a company is bidding on more than one lot, should each bid be submitted separately, or should they be combined with the other lots that are of interest to the company?

Answer: You should submit one proposal for multiple sites.

2. **Question:** Does the company need to be certified and registered as a Section 3 or is it enough just to follow the guidelines?

Answer: You are not required to be a Section 3 business. It is enough to follow the guidelines.

3. **Question:** Do you need the detailed dimensions / actual plans of the housing unit to be included in the initial bid package?

Answer: The actual plans are not required, but you need to include renderings, floor plans, elevations, site plan. Please, refer to page 17.

4. **Question:** Are there any expectations that the Impact Fees will be waived for the City?

Answer: Yes.

5. **Question:** Is it reasonable to assume that the City will offer expedited plan reviews?

Answer: The City will provide every possible assistance.

6. **Question:** Some of the lots zoning exceed a single-family lot or even twin homes. Will proposals be accepted for more than this or is twin homes the max?

Answer: We are looking only for Single family homes and/or Twin Homes, on these sites

7. **Question:** I am an Architect and Contractor, we have all the required insurance for building these properties, would apply as my architecture firm be acceptable or would it be have to be the GC company? Or would we have to form an entity specifically for this.

Answer: Applicants will need a design and build professional, regardless who applies. You need to put together the applicable professionals to get it done.

8. **Question:** In reviewing the RFP, note that there was no mention or any statement regarding wages to be paid to the employees assigned to this project. Will Davis Bacon prevailing rates be required or since we are in Florida, Little Davis Bacon rates?

Answer: Davis Bacon would only come into effect if one developer would receive all 8 lots. This is not likely, as a result there is not a Davis Bacon requirement or any wage requirement.

Received as of 4/28/21

9. **Question:** Is there a set budget from the City, for us to work with which cover phase 1 through completion, or do we present our complete proposal with our figure and the lowest proposal win?

Answer: You need to present a Proposal with your best and lowest bid.

10. Question: Should I assume that the schedule of payments should be submitted as part of our proposal?

Answer: Payment is based on progress. Contractor submits monthly schedule of values with required documentation for payment for work in place.

11. Question: In reviewing an Addendum 1 it was noted that in Item 3 you mentioned pages 29-31. Noted no such pagination as 29-31.

Answer: Pages 29-31 are in the actual RFP. It is a Bid and Acknowledgement Form, that was replaced with the new Bid and Acknowledgment Form.

12. Question: Bid and Acknowledgement Form, it states that " Proposal due date May 10, 2021 ". Please clarify as to why this form reflects this due date or was it meant to be changed or is it just a typo. If just a typo, how are typos addressed on forms such as these.

Answer: Thank you for noting that. The Form will be revised, and a new Form will be posted.