

RFP HCD 2021-04
Questions and Answers received

June 9, 2021 – Below are questions and answers received during the Virtual Workshop.

1. Does it have to be an entire package for each site/lot that is being proposed? It is one application package for as many sites as you are applying for. All of the elevations and site plans can be in the same package.

2. What about impact fees? Do we have to consider those within the budget -- are there any credits that the City is considering? Impact fees can be included in the budget, but they will be deferred as the sites to be built on the lots are considered affordable housing and the City provides for that deferral. We can assist only with the deferral of the City of Miami Impact Fees. We cannot defer Miami Dade County Impact fees. If there is any, you have to account for it or apply for the deferral with the Miami Dade.

3. Can you please define the definition of twin homes are they attached like a duplex (*question submitted via chat during workshop*)? A twin home is two independent units with separate folio numbers joined by a common wall.

4. For the two lots that you say are going to be replotted – do we design for two on these – how many should we be submitting? Just to be clear, there are four sites currently and two of these are being replatted which will turn into six buildable sites. The *130 SW 54 Place* is two single family homes. The *2293 SW 17 Terrace*, that's two single family homes. The *12 SW 47 Avenue*, is a large lot, T3-R, only able to accommodate one home, and that one I suggest you consider a bigger home for a bigger family, four-bedroom. Finally, the *2601 SW 13 St.*, that is for a twinhome. Those are the type of structures that we are looking for on these lots.

5. My understanding is that the developer/design team gets their own funding and will be submitting a schedule of values to the City – is that correct? You will be submitting a schedule to the City. The City is going to fund these homes. Your role is as a design/build team for an owner, the City being the owner. Your job is to build and we will pay you for the construction cost of that home. You don't have to find any sources of funding for it. Once you have gotten your CO, and the construction has been completed as per the contract documents, the City will release you and that's that. The City will market and sell the homes. The City will reimburse each Draw based on the project completion.

6. I see the scoring summaries but I don't see an RFP scoring sheet that has the values associated with it? Can we request a copy of that sheet? We have purposely crafted the RFP this way. It does not include your typical scoring sheet. This is going to be based on the review committee's feel about the design, cost, amenities, size.

7. When the committee evaluates the responses, is that a public meeting? No. It was not intended to be a public meeting. Once the decision is made by the review committee, we will inform you on why you were or were not selected.

8. As you replat the sites, are we going to also have to also consider bringing utilities to that portion of land? Is there existing info on the existing lots? That is part of your due diligence. You need to make sure that the adequate connectivity to the sites is present and if other conditions are required, you are

going to have to incorporate that into your price/response. No, we do not have that information available to share with you.

9. So for some portion of the work that may not be clear, for example public works agreements -- do we consider allowances to be part of this? We will incorporate allowances to whoever we select, but if there are questions in regards to the buildability of the site that you cannot clearly address before you provide your proposal, please make a note of it and make an allowance for it.

10. Is there a limit on the amount of presentation boards that we are allowed to present? One per design option, and there are up to three design options total.

11. In the case of the lots that are being platted, are you looking for the same design on both? No – not necessarily.

12. Is the recording of this workshop going to be sent out? We can send it out.

13. In regards to the parcel at 12 SW 47 Ave., is this intended to be the site of a bigger home? It cannot be for a twin home? The current zoning does not permit more than one unit on that site.

14. Are there more RFPs. similar to this, that are coming available that you could speak of? Yes, the City is looking to continue to provide these types of opportunities, as these become available. At this time, there is nothing at this time, confirmed.

Questions and answers received via e-mail to Dpinkhasov@miamigov.com will be posted below.

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