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**Addendum #1**  
**RFP #48-19, North Greenwood Affordable Housing Project**  
**August 20, 2019**

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**NOTICE IS HEREBY GIVEN** that the following addendum serves to provide clarification and to answer the questions received RFP #48-19, North Greenwood Affordable Housing Project.

Question 1: You are requesting a bid to construct an affordable multi-family housing unit and the city is paying for its construction through CDBG funding?

***Answer to Question 1: The RFP is to donate the land to a developer who submits the successful proposal. If the developer represents that additional subsidy is necessary to build out the project, CDBG, HOME or other public funds may be available.***

Question 2: I do not see any budgetary restraints or proposed set aside budget for this project in order to stay within the City's total cost expectations.

***Answer to Question 2: This is not a city project. It is a private development project possibly subsidized by public funds as noted above. The developer is expected to establish and manage a project budget.***

Question 3: I see nothing in regard to a build plan, is this a design-build project where I need to submit a rendering of the proposed facility? I see nothing in regard to the expected number of units or families you expect / desire to house, can you provide some minimums the city is looking for and height constraints as it's not a large footprint in regard to total space available and would be a primarily vertical construction.

***Answer to Question 3: Proposers are expected to research and understand the City's development code to the extent the developer can submit a reasonably compliant development proposal.***

Question 4: Will we own the property and function as the unit manager for all aspects of ownership from application, to occupancy, site maintenance and effectively be the "landlord" ...take own and possess all rental income generated from the property?

***Answer to Question 4: The successful proposer will own the property and will be responsible for all maintenance and management aspects including providing documentation that the property is being managed in compliance with affordable housing requirements. The city will not be entitled to any rental income.***

Question 5: Can you provide a current site survey showing property boundaries and footprint?

***Answer to Question 5: A site survey is not available. The Pinellas County Property Appraiser has reasonably accurate information available on its website at <https://www.pcpao.org/>.***



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Question 6: The bonding or irrevocable letter of credit, at what % of project value does the city require?

**Answer to Question 6: *There is no bonding requirement in the RFP.***

Question 7: We are not a minority-based company but we use a HUB, WBE company to supply all supply material and logistics which accounts for minimum of 27-30% of all our projects. Can this qualify us?

**Answer to Question 7: *We are encouraging minority and woman owned businesses, whether as a proposer or as a (sub)contractor however, it is not a requirement.***

Question 8: Has a budget or a cost estimate been established for this project?

**Answer to Question 8: *Refer to Answer to Question 2 above.***

Question 9: Is there a start date in mind?

**Answer to Question 9: *Refer to MILESTONES, 1. ANTICIPATED TIMELINE TO ENTER INTO DONATION AGREEMENT, page 18.***

*End of Questions and Answers*

*End of Addenda*