



**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**RFP NO. 2018-01**  
**ADDENDUM No. 008**  
**Response to Public Inquires &**  
**Submittal Date Extension to July 9, 2018.**

**Posted May 31, 2018**

1. **Question:** The RFP, and Attachment B in particular, does not address the economics of land leased by the CRA between the City or Viking.

**Answer:** The response to the RFP should be Market based, providing a quality return on investment for the City/CRA and the Master Developer. Final economics of the costs related to expanding the project to include acquiring Viking owned properties will be negotiated in the final development agreement.

2. **Question:** What are current lease terms the CRA is paying for land leases?

**Answer:** The CRA currently leases one property for surface parking from Viking developers at an annual rate of approximately \$9,316.00 per month.

3. **Question:** Does the current lease on Parcel # 56434233060150011 allow the Designated Developer to construct project elements?

**Answer:** No, the current lease is for public surface parking.

4. **Question:** Is the current lease on Parcel # 56434233060150011 assignable to the Designated Developer?

**Answer:** The CRA intends to work closely with the selected Master Developer to negotiate with Viking on all properties within the area. The CRA will provide the public parking located on that site to the project as long as they have leased it for that purpose.

5. **Question:** Does the lease on Parcel # 56434233060150011 give the CRA sufficient time and site control to allow the land to continue to be used for parking by the Designated Developer during construction of the Base Case elements? If not, will the

CRA consider extending the date for submitting a response to the RFP to eliminate this as a negotiable item between the CRA, Designated Developer and the Property Owner?

**Answer:** The property is not included in the base case scenario. The CRA will seek to extend its use a parking lot through future negotiations, and in Partnership with the future Master Developer to acquire development rights to it.

6. **Question:** In 2016, Viking and the CRA negotiated land swaps which, among other things, allowed for Old 13<sup>th</sup> Street to be abandoned, extended the terms of the lease on Parcel # 56434233060150011, and swapped properties that gave the CRA contiguous land holdings south of 13<sup>th</sup> Street at Avenue C. The Property Appraiser's website show these properties remain in the control of Viking.

**Answer:** In 2017, the CRA updated these agreements which are in effect, and they reflect the land development scenarios as provided in Attachment B.

7. **Question:** Have the agreements for these land swaps and property abandonment expired?

**Answer:** No the agreements have not expired.

8. **Question:** If not, will these lands transfer to ownership of the CRA before the deadline of the RFP Submittal? If not, will the CRA consider extending the deadline of the RFP submittal to allow for this swap and transfer so it is not a negotiated item between the CRA, Designated Developer and Viking?

**Answer:**

9. **Question:** Is there any land owned by the CRA available for sale? For instance, Spanish Courts is owned by the CRA and not limited under the City Charter to ground leases? Will the CRA be open to a land sale offer for Spanish Courts?

**Answer:** The Spanish Courts property is the only City/CRA controlled property that may be available for sale. The other City properties must be long term leased by City Charter. The respondent may propose to lease or purchase the Spanish Courts property.

10. **Question:** The RFP requires the Responder to present a Base Case and Alternative Case Development Plan which either excludes Viking land (Base Case) or includes property owner by Viking (Alternative):

**Answer:** yes

11. **Question:** How will the CRA evaluate proposals between the Base Case and Alternative Scenarios? Will each case have similar weights in its scoring criteria?

**Answer: Both of the proposals w**

12. **Question:** Can the CRA require a Responder to propose development options on land it does not own, control or lease long term for development? Does the CRA know if the owner of these sites is willing to sell or lease land for such options at reasonable or marketable terms? If so, please disclose what these terms may entail.

**Answer:** The CRA is interested in achieving the best development possible for the Marina District. Towards this goal the Responders should propose redevelopment of the properties as outlined in the RFP. The final development agreement will reflect our ability to work with all surrounding property owners in Partnership with the master developer to try and achieve the best possible project for the City.

13. **Question:** What are the implications to a Base Case scenario should the owner of Parcel # 56434233060150011 cancel its lease?

**Answer:** The response to the Base Case scenario should not include the referenced parcel for that reason.

14. **Question:** We understand that financial terms require the CRA to master lease the Event Center with the property reverting to the City for ownership after a set period. Though a Joint Operating Agreement is outlined as a negotiable item during the Development Agreement Phase, it is important to know now whether the hotel operating at the Marina can control or have preference over the Event Center meeting space.

**Answer:** Preference over the Event Center Meeting space is possible, see answers to 15 and 16 below.

15. **Question:** Is the City/CRA open to terms to allow the hotel operator or the anchor restaurant (two-story restaurant tenant), to manage the Event Center operations – primary meeting room reservations?

**Answer:** the RFP respondent may propose management of the new destination site, including the Event Center meeting space and building. Final terms will be subject to negotiation.

16. **Question:** Can the hotel operator or Event Center anchor restaurant control or have preference over key dates for the Event Center meeting space?

**Answer:** the RFP respondent may propose management of the new destination site, including the Event Center meeting space and building. Final terms will be subject to negotiation.

17. **Question:** In regards to special events, will the Designated Developer have responsibilities for Bicentennial Park and the programming of special events? If not, is the City/CRA open to terms to allow the Designated Developer to control key weekend dates for special events?

**Answer:** The CRA & City would like to partner with the designated developer to provide expanded and exciting programming for our public spaces. The control and programming of events could be given to the designated developer with some annual CRA funding as a part of a partnership to continue to be determined public events.

**Any amendments to this RFQ will be posted on our website at <http://www.rbcra.com>. It is the vendor's sole responsibility to routinely check this website for any amendments that may have been issued prior to the deadline for receipt of RFQ submittal packets.**

Submissions will be opened and evaluated in the Riviera Beach CRA conference room at 2001 Broadway Suite 300, Riviera Beach, FL, 3:30 PM, July 9, 2018, or as soon thereafter as is practical by the evaluation committee. The CRA does not anticipate any further date extensions.

This notice does not bind RBCRA to pursue further steps with any interested parties. Accordingly, RBCRA is not liable for any costs incurred in connection with the submittal of materials in response to this request.

The CRA reserves the right to reject any and/or all submissions and waive technicalities and/or any irregularities therein. The CRA further reserves the right to award a contract to that qualified proposer whose proposal best serves the interests of the CRA in the sole discretion of the CRA.

All responses must be complete upon initial submission. Faxed responses will **not** be accepted. Electronic versions will **not** be accepted. Submissions will be time and date stamped.

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