

QUESTIONS AND RESPONSES

REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT
OF CITY-OWNED REAL ESTATE
LOCATED AT
935 & 943 – 22nd STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712

In connection with the Request for Proposal (RFP) issued by the City of St. Petersburg on December 31, 2017, the following questions have been received as of Noon on 1-11-2018. Below are the responses to said questions.

1. **Question:** *6.2 discusses zoning. Without submitting actual plans, how does one fulfill this requirement? There's no telling what zoning will say without plans, correct?*
Section 6.2 states: "A detailed description of the use and development plans of the Property, along with a conceptual site plan or illustration that meets the intent of the neighborhood design criteria and demonstrates substantial compliance with existing City code that is set forth in the Zoning;" Proposers and/or their professional adviser(s) should consult the existing City code relating to the current zoning of property (CCT-1) to determine if the proposed development demonstrates substantial compliance with current zoning of the property. Current zoning and development regulation information is available on the City's website: http://www.stpete.org/planning_zoning/index.php.
2. **Question:** *6.5 discusses verifiable evidence of financial capability. In my proposal, I have to get bank approval for the loan to build the new structure. This typically takes more than the time allotted by this rfp. Are you considering an extension to this rfp at this time, or can one be requested?*
Verifiable evidence of financial capability may include, but is not limited to corporate or personal financial statements, letter of interest or pre-approval from financial institution(s), and/or letters of credit from financial institutions or other lending sources.
3. **Question:** *6.11 \$250 payment? I haven't seen this before in other rfp's- why is this a requirement with the City?*
Previous RFPs include this same provision, including but not limited to, the Manhattan Casino RFP, 600 - 26th St South RFP, and St. Petersburg Commerce Park RFP.
4. **Question:** *7.6 This seems like it would prevent me from applying for any CRA funds. Is this the intention of this requirement?*
No, the CRA funding application process is separate.

5. **Question:** *Section 21 Public Entity Crimes - I understand that there may be an ongoing investigation into another applicant, for falsely completing an application for CRA funds. Will an ongoing investigation fulfill this requirement to disclude an applicant?*

Section 21 states: "A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." The scope of Section 21 is limited to "A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime".

6. **Question:** *Sections 12 and 13 contradict each other, one saying that the submittals must be approved by Council and the other that an award can be made without discussion. Can you tell me which one of these to expect?*

Section 12 states "All qualified proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Mayor for his consideration and for recommendation to the City Council of the City of St. Petersburg for approval." The Mayor will determine through his consideration which proposals would be recommended to City Council for approval. Although, the City may accept a proposal without discussion, per Section 13, selection of a proposal by the Mayor will require City Council approval set forth in Section 12 and the provisions set forth Section 14.