

# St. Petersburg Commerce Park RFP

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## Pre-Bid Meeting

### Questions & Answers

1. When will answers to questions submitted be placed on the website?
  - Submitted questions and answers will be posted to the website as quickly as possible.
2. Are there any environmental issues with the site?
  - During the City's acquisition process, Phase I assessments have previously been performed on certain parcels within the site, and where necessary, a Phase II assessment was also completed. None of the assessments conducted found any environmental contamination on the site. The city will post records from these assessments online, if available. Despite these previous assessments, proposers should seek counsel from their own experts.
3. Does the proposal need to conform to Davis-Bacon or Section 3 requirements?
  - No, there is no federal money being used to build on the site; therefore, there are no Davis-Bacon or Section 3 requirements.
4. Is there a participation goal for the use of SBE companies?
  - Yes, preferred proposals will give at least 30% of work during the design and construction phases of the project and in the ongoing operations of the end user businesses to SBE companies.
5. Are there a specific number of jobs required based upon how much land will be required by individual proposals.
  - The number of jobs per land area has not been set.
6. Does the city have a local hiring preference?
  - Yes, the city will work with the successful Proposer to hire people from the community with a plan to achieve a minimum of 10 local hires, with a goal of 17 local hires out of the 33 low to moderate-income job requirement.
7. Will the city consider waiving development/impact fee for the project?
  - The city is not looking to waive any fees pertaining to the project.
8. Will proposals have an expedited review process for the winning proposal?

- Yes, the winning proposal will be included in the city's rapid response program and will receive an expedited review process.
9. Will the city rezone the property to support other uses?
- No, the city is not interested in rezoning the property from Industrial Traditional (IT). However, the frontage along 22<sup>nd</sup> Street is zoned Corridor Commercial Traditional (CCT); the city would consider rezoning this area to IT with appropriate justification.
10. Has the city undertaken any previous efforts to sell the property?
- The city has focused on site assembly of this property and has made no previous efforts to sell the property.
11. What would happen if a business on the property was to go out of business?
- The city will lease the property to the winning proposal and would remain the property owner. If a business was to close, the city would seek a new tenant for the property.
12. Would the city consider residential uses on the property?
- The city is seeking a proposal that is consistent with the zoning of the property. The best, long-term, use of the land would be for industrial uses.
13. Would workforce housing be considered?
- Workforce housing would not meet the standards of the RFP. The RFP has not asked for any residential use. The preferred proposal will not require a zoning change.
  - One onsite caretaker accessory housing unit per parcel is permissible under the current zoning.
14. How will proposals be evaluated? Is there a scoring process for proposals?
- There is no scoring process for proposals. The proposals will be evaluated against the preferred proposal criteria contained in the RFP. After an internal review, the Mayor will select the winning proposal.
15. Will there be public presentations of the proposals?
- No public presentations are expected for this project, unless requested by the Mayor.
16. What is the timeline for the selection of the winning proposal?
- The city wants to move as quickly as possible, with a contract in place with the winning proposal by March 1, 2016.