



**REQUEST FOR PROPOSAL (RFP)
FOR
REAL ESTATE DEVELOPMENT**

**ROME YARD
MIXED-USE
DEVELOPMENT**

ADDENDUM #2

ISSUED: DECEMBER 7, 2020

INTRODUCTION

The purpose of this Addendum #2 to the Rome Yard Mixed Use Development RFP is to provide written responses to each of the questions raised by separate emails received by Rob Rosner since Addendum #1 was issued on November 13, 2020. As a result, this Addendum #2 contains the questions concerning this RFP received by Mr. Rosner on behalf of the City as of November 12, 2020, at 11:59 AM and the City's written response to each of these questions.

All potential proposers and developers are also reminded of the following:

- **Section 2-282(i) of the City of Tampa Code PROHIBITS any communication between a potential proposer AND a City official or employee during the solicitation period (and any subsequent protest or appeal) EXCEPT for communications with:**
 1. Any contact person specifically identified in the "City Solicitation" (i.e., Rob Rosner in this RFP);
 2. The Director of the Soliciting City Department (if any is identified in the City's solicitation) and
 3. The City Legal Department.
- Questions regarding the City Solicitation can either be:
 1. Asked at a "pre-proposal" or "technical" conference, if one is noted or required in the City Solicitation; or
 2. Submitted via e-mail to the contact person specifically identified in the City Solicitation.
- Answers to questions properly and timely submitted by potential proposers will be provided by the City in writing by an "Addendum" to the City Solicitation.
- **Communications by bidders or proposers with City officials or employees in violation of these requirements (Section 2-282(i) of the City of Tampa Code) will result in an automatic disqualification of that bidder or proposed for selection in that pending City Solicitation and any subsequent City Solicitations for a period of six (6) months.**

These restrictions are currently in place. The time for all remaining questions expired at 11:59 AM (Eastern Time) on December 1, 2020. The City will not respond to any questions received after that time and date.

QUESTION #1: What are the expected contents of the cover page? In Addenda #1, the answer to this question listed the requirements to be the same as what is outlined for the table of contents. Please advise if the cover page should include the same elements as the table of contents or something different.

RESPONSE #1: The cover page is typically an introduction / overview of the proposer to the City expressing their interest in the project and the opportunity to respond to the RFP.

QUESTION #2: What design elements specifically should be matched (i.e., architecture scale/height/aesthetic, site plan, engineering, all of the above, etc.)?

RESPONSE #2: The proposed concept, if chosen, must comply with the provisions of Sec. 27 of the City's Land Development Code, Section 27-212 Neighborhood Mixed Use Districts and specifically Sections 27-212.3 which contains building placement, materials, transparency, and height requirements. All development would also have to comply with the City's overall Land Development Code, Engineering standards, other development rules and regulations, Florida Building Code, and outside agency requirements.

QUESTION #3: What is prioritized matching the existing community design/aesthetic, or the newly built West River design/aesthetic?

RESPONSE #3: The Neighborhood Mixed Use Districts, per Section 27-212 of the City of Tampa Land Development Code, prescribes development standards and land development regulations that came out of the West River Redevelopment Plan. Proposed projects should be designed in a manner that is reasonably compatible to the character of West Tampa neighborhoods, architecture, urban design, and West Tampa history. Although the code does not specify architectural style, we do not "invision" the proposal would prescribe an art deco or modern style architecture as this is not in keeping with the character of the area. In addition, proposal concepts must be reasonably compatible to the new development occurring nearby at the West River Development. It is recommended for the proposer to review the West Tampa CRA Community Redevelopment Plan, the Strategic Action Plan, and the West River Plan. These plans are posted on the RFP website.

QUESTION #4: The RFP lists a cultural center as an essential element on pg. 6, but on pg. 7 writes, "honor the history and heritage of west Tampa through art, historical markers, and/or a West Tampa Cultural Center. Is the Cultural Center a required element? What does the City define/envision as a cultural center?"

RESPONSE #4: A cultural center is a preferred but not a "required" element of the project. Community/Cultural Centers are typically facilities managed by the Parks and Recreation Department. Facilities throughout the City range in size and type. There are no specific design elements. The proposer should follow the requirements of the NMU-35 Zoning Category and consider how the project will relate to and compliment the structures under construction by the Tampa Housing Authority south of Spruce Street.

QUESTION #5: In the RFP there is a specification for an affordability period of a minimum of 50 years. However, the City of Tampa has used a seven-year affordable housing lien for "for sale" product. Would this meet the criteria?

RESPONSE #5: No.