

**CITY OF NAPLES
PURCHASING DIVISION
CITY HALL, 735 8TH STREET SOUTH
NAPLES, FLORIDA 34102
PH: 239-213-7100 FX: 239-213-7105**

ADDENDUM NUMBER 1

NOTIFICATION DATE:	BID TITLE:	BID NUMBER:	BID OPENING DATE & TIME:
11/30/12	AMEND THE CITY OF NAPLES COMMUNITY REDEVELOPMENT PLAN	007-13	12/20/12 2:00PM

**THE FOLLOWING INFORMATION IS HEREBY INCORPORATED INTO,
AND MADE AN OFFICIAL PART OF THE ABOVE REFERENCED BID.**

- **PRE-BID MEETING QUESTIONS AND INFORMATION:**

1) What was the City’s intent for doing this update?

Answer: The City’s intent is to update the original Redevelopment Plan, which has not been updated since 1994. Many private development projects that had been approved prior to the downturn in the economy have not been constructed. The goals, objectives, and proposed redevelopment envisioned by the Plan may need revision based upon the economy, community input, and other changes. In addition, the CRA is due to sunset in 2024, concerns have been raised that redevelopment in the area has not been completed, and reductions in property values have resulted in lower tax increment revenues to fund redevelopment activities.

2) Will the Community Redevelopment Agency Advisory Board (CRAAB) be involved in this amendment process?

Answer: Yes. The CRAAB is an advisory board to the CRA board for matters concerning the redevelopment area. The members are residents and merchants in the area.

3) How often does the Community Redevelopment Agency (CRA) Board meet?

Answer: The CRA meets quarterly and on an “as needed” basis. The CRA is composed of the members of City Council.

4) How does the amendment relate to the older CRA Plan that is being amended?

Answer: Development of, and recommendations for, the amendment is part of this RFP; therefore, it is not known how the documents will relate. The original redevelopment plan included goals and objectives, as well as proposed redevelopment, improvements, and rehabilitation. It is anticipated that the participatory process envisioned in the RFP, in conjunction with the recommendations of selected qualified independent planning consultant, will result in recommendations to the CRA and City Council leading to a plan amendment that may modify the original goals and objectives, proposed redevelopment, improvements, and rehabilitation, and incorporate recommendations of the selected consultant.

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5) What is the budget source for this effort... from TIF?

Answer: Yes, it is anticipated the effort will be funded from tax increment revenues. The amount has not been budgeted; however, a budget amendment will be processed through the CRA and City Council to appropriate the funds required to complete this project.

6) How important is the existing residential element and their input into this effort?

Answer: The input from residents in the redevelopment area is crucial. The input from all city residents, business owners, and even from stakeholders outside of the city will be important. The redevelopment area encompasses two major arterial roadways, US41 and Goodlette-Frank Road. It is the gateway to the Old Naples residential and commercial areas. Given the central city location of the area, future redevelopment in the area is important to the community and maintenance of the "character" of Naples.

7) Are Community Development Block Grant funds currently used in the CRA?

Answer: Yes. The annual funding allocation is used in a portion of the CRA district. This funding is passed down from Collier County pursuant to an interlocal agreement. The current funding level is just over \$100,000 annually.

8) What will be the involvement of the consultant after this amendment is completed?

Answer: The involvement of the consultant after performance of the required work is undefined. It is not envisioned as part of the agreement; however, future involvement is not ruled out. The Master Plan and Retail Recommendations drafted for Fifth Avenue South and completed by Andres Duany, Elizabeth Plater-Zyberk, and Robert Gibbs, was incorporated in the original Community Redevelopment Plan. The team was involved in the community after the Plan was adopted, but not pursuant to the initial agreement.

9) What is the thinking behind the amendment time schedule, and what is the estimated kick-off date?

Answer: We are anticipating and award of contract by City Council by late January 2013. The population of Naples swells during the winter season and the schedule in the RFP anticipates completion of the community engagement component prior to April 1, 2013 to allow for maximum stakeholder participation. The RFP anticipates the presentation of a plan amendment to the CRA prior to June 1, 2013. This is prior to the summer hiatus (mid-June to mid-August) of City Council and the CRA Board. Those making a submission may submit alternative schedules that we be considered in the evaluation process. The approach to the project and the schedule for completion are important components of the evaluation criteria. If an alternative schedule is presented, it is recommended that consultant's reasoning be included.

10) What is the composition of the evaluation committee?

Answer: The evaluation committee was approved by the City Manager and includes: Dave Lykins, Director of the Community Services Department; Gregg Strakaluse, Director of the Streets and Stormwater Department, Adam Benigni, Senior Planner in the Planning Department, Erica Goodwin, Planner II in the Planning Department, and Roger Reinke, Assistant City Manager.

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11) Why are there two fees required, and how would you like them to be presented?

Answer: The CRA and Advisory Boards, including CRAAB and PAB - Planning Advisory Board, reviewed the scope of work for this project. The comments of some Board members included an observation that if an extension of the CRA sunset date was not feasible, a comprehensive plan amendment may not make sense because the anticipated tax increment revenue is substantially less than the cost of the projected capital projects. Additional information regarding revenue projections can be found in the 2012 CRA Sustainability Report referenced in the RFP and available at www.naplesgov.com/cra. This City may consider these costs in the evaluation of the proposals and/or in the terms of the contract with the selected firm.

12) For the Approach, what is the “time window” for the Vision?

Answer: One of the deliverables in the RFP is a report detailing recommendations for “an appropriately phased 10 year capital improvement plan, including a financing plan utilizing tax increment revenues...” Another deliverable requires recommendations for capital projects that facilitate development beyond 10 years. The Naples CRA, if not extended, sunsets in 2024, and if extended will encompass an additional 30 years from the date the extension is approved.

13) Is there a page limit for the Proposal?

Answer: No. It is recommended that submitters be cognizant that the Evaluation Committee will review all submittals. Clear and concise proposals recommended.

14) What are you looking for as part of the Market Study?

Answer: There have been many uses suggested for redevelopment in the area. Project plans developed prior to the economic downturn may no longer be economically feasible. It is anticipated the Market Study may provide information on the economic feasibility of alternative uses. The economic feasibility of one type of use when compared to another may drive consideration of redevelopment incentives and regulatory actions.

15) Do we need address the TIF budget or TIF cash flow in the proposal?

Answer: The RFP requires delivery of a report projecting available tax incremental revenues. This anticipates future projections and not current year budgets. Submitters may wish to consider information presented in the 2012 CRA Sustainability Report referenced in the RFP and available at www.naplesgov.com/cra. The premise of this report is that there will be insufficient funding available for all the capital projects previously recommended in the CRA.

- **WRITTEN VENDOR QUESTIONS:**

1) We were somewhat surprised to hear other interested firms were in attendance in person.

Answer: Please refer to the RFP title page; “In addition, a dial-in Telephone Conference call will be made available for those unable to attend. Please see instructions on page 20.”

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• EXHIBIT A – LIST OF PRE-BID ATTENDEES

NON-MANDATORY PRE-BID
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