



City of Milton

Purchasing Department

RFP 2022.08 Milton Downtown Waterfront Marina, Residential & Mixed-Use Dev Opportunity ADDENDUM #1 – Questions Answered June 24, 2021

1. RFP Submission Requirements, Section 9 **Benchmark Requirements**, paragraph 3, requires that the construction commence within 365 days (or a maximum of 500 days, with extensions). Failure to comply with this requirement, carries a \$100,000 penalty, along with contract termination.

In the current development market, it is not possible to satisfy this requirement. We would be pleased to submit a more viable development project schedule if the City would like to review what we believe is achievable.

RESPONSE: The timeline in the RFP was approved by City Council and can only be altered by City Council. Respondents are required to submit a project timeline (Section 4 – Project Concept: Proposed schedule of development from planning and design through final Certificate of Occupancy, including any phasing, if necessary) and are encouraged to provide detail of what you believe is achievable.

2. Will the City allow a duration of 24 months to complete design, obtain all regulatory approvals, and otherwise bring the project to a “shovel-ready” status?

RESPONSE: See response above. The City Council may choose the RFP they feel best meeting the requirements as set forth in the RFP and, as stated in the RFP, “The City reserves the right to waive any irregularity, partial or split the award or reject all proposals at the City’s sole discretion.”

3. If not, will the City allow a phased approach to “construction commencement”? A phased approach may include minor preparatory construction activities (such as necessary demolition of existing facilities), that would allow the respondent to ceremoniously achieve the 365 day benchmark, while design and permitting activities for the larger scale construction activities are completed.

In our experience, the regulatory challenges associated with the floodway, submerged land leases, wetlands, etc., cannot be overcome (along with a complete design and development order submittal) in 365 days to allow full construction commencement.

RESPONSE: See responses above.

End of Addendum #1

The information given in this addendum is in addition to or supersedes conflicting information in the invitation to bid and is hereby made a part of the request.

Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Amendment. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

BIDDERS MUST SIGN THE AMENDMENT AND SUBMIT IT WITH THEIR BID.

ACKNOWLEDGEMENT:

I hereby certify that I have received the above addendum:

Signature

Date

**THIS ACKNOWLEDGEMENT MUST BE RETURNED
WITH BID/PROPOSAL PACKAGE.**